



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:48:53
Page 1

Assessment Data					Primary Image																																																																				
Account 660101959 Parcel ID 00000-00-0-330021-001-0002 Cadastral ID 31-21-15-05130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337254 LANE, JEFFREY D & CHRISTINA R 19405 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19405 E BOULDER DR Subdivision BOULDER POINT PHASE I Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0058. 6/30/2022</p>																																																																				
Legal Description Lot/Long: 36.25289400 -95.75749011																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5671		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,701.00 x 3.00 = 74,103		
Factor Value			
Adjustments	1.1705		
Lot Value	86,739		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0058. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,809 / 2,809
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,809
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	419,706	149.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	508,220 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.58	Total Misc Impr	+ 19,800
Roofing Adj	+ 5.70	Garage Cost	+ 32,549
Subfloor Adj	+ -4.37	Total RCN	= 437,716
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 21,886
Plumbing Adj	+ 8.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 415,830
Adj Base Cost	= 137.19	Lot Value	+ 86,739
Total Area	x 2,809	Indicated Value	= 502,569
Adjusted Cost	= 385,367	Value Per SqFt	178.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,830		
Lot Value	86,739		
Indicated Value	502,569	178.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	502,569	178.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141171	7x5		35	33.08		1,158
PRCH	SLAB PORCH - COVERED	141172	359		359	31.75		11,398
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244

