



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																																					
Account 660101960 Parcel ID 00000-00-0-330021-001-0003 Cadastral ID 31-21-15-05140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343862 JACKSON, GARY & BECKY FAMILY TRUST REBECCA JACKSON-TRUSTEE 19437 E BOULDER DR OWASSO OK 74055-0000																																																																									
Parcel Location Situs 19437 E BOULDER DR Subdivision BOULDER POINT PHASE I Lot/Block 0003 / 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										\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0059. 6/30/2022																																																															
Legal Description Lat/Long: 36.25291073 -95.75704815 LOT 3 BLOCK 1 BOULDER POINT PHASE I				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>P21 000049</td> <td>R22- NEW POOL</td> <td>07/2021</td> <td>01/2022</td> <td>50,000</td> </tr> <tr> <td>R19 000233</td> <td>R21- NEW 2946 SQ FT SFR</td> <td>07/2019</td> <td>08/2020</td> <td>200,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	P21 000049	R22- NEW POOL	07/2021	01/2022	50,000	R19 000233	R21- NEW 2946 SQ FT SFR	07/2019	08/2020	200,000																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5661		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,661.00 x 3.00 = 73,983		
Factor Value			
Adjustments	2.0137		
Lot Value	148,977		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0059. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,912 / 2,912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,912
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	679 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	459,037	157.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	249,920		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.75	Total Misc Impr	+ 26,350
Roofing Adj	+ 5.68	Garage Cost	+ 31,105
Subfloor Adj	+ -4.37	Total RCN	= 456,981
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 22,849
Plumbing Adj	+ 9.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 434,132
Adj Base Cost	= 137.20	Lot Value	+ 148,977
Total Area	x 2,912	Indicated Value	= 583,109
Adjusted Cost	= 399,526	Value Per SqFt	200.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	434,132		
Lot Value	148,977		
Indicated Value	583,109	200.24	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	613,109	210.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	147229		572	572	31.09		17,783
PRCH	SLAB PORCH - COVERED	147936		8x5	40	33.07		1,323



Rogers

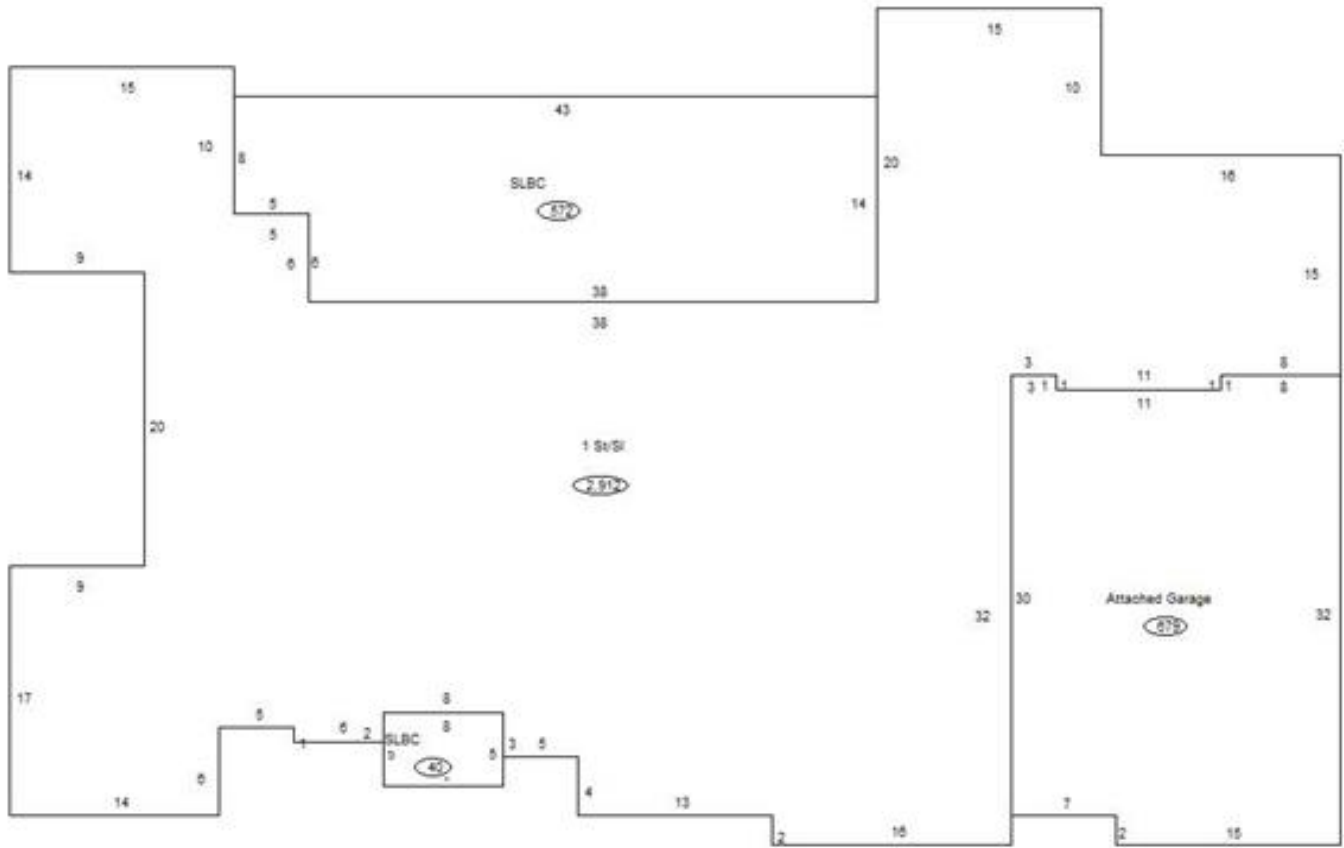
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,912	1.000	2,912
2	M	PRCH		10	SLBC	572	1.000	572
3	G	1		10	Attached Garage	679	1.000	679
4	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						2,912		2,912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2021	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000