



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:00  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101963 <b>Parcel ID</b> 00000-00-0-330021-002-0003 <b>Cadastral ID</b> 31-21-15-05170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 329905 MORRISON, JAMES A & KELLY R REVOCABLE TRUST  6724 N PEBBLE LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06724 N PEBBLE LN <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																																																									
<b>Legal Description</b> Lot/Long: 36.25162847 -95.75803504																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5107		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,246.00 x 3.00 = 66,738		
Factor Value			
Adjustments	1.0000		
Lot Value	66,738		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,691 / 2,691
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,691
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	695 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	373,231	138.70 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	513,390	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	377,565		
Lot Value	66,738		
Indicated Value	444,303	165.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	444,303	165.11	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.57	Total Misc Impr	+ 15,768
Roofing Adj	+ 5.11	Garage Cost	+ 26,000
Subfloor Adj	+ -3.29	Total RCN	= 397,437
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 19,872
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 377,565
Adj Base Cost	= 132.17	Lot Value	+ 66,738
Total Area	x 2,691	Indicated Value	= 444,303
Adjusted Cost	= 355,669	Value Per SqFt	165.11

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142634	284		284	28.53		8,103
PRCH	SLAB PORCH - COVERED	142635	7x6		42	29.40		1,235
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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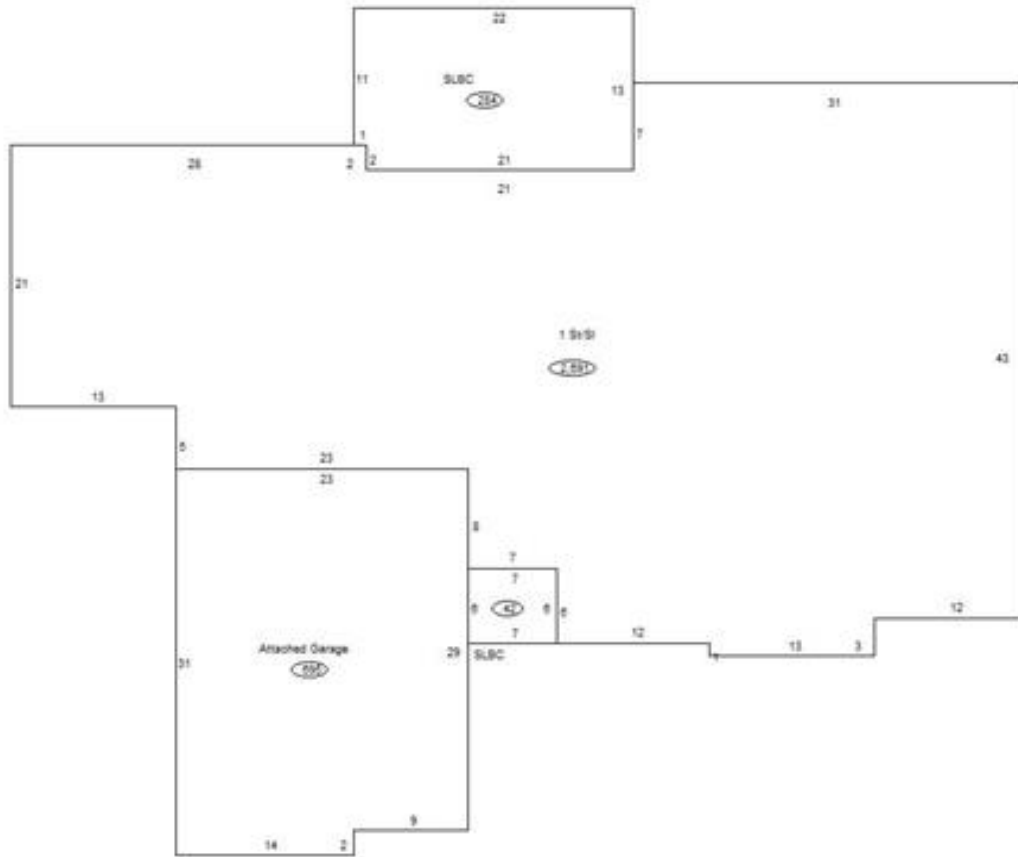
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### Sketch Image

660101963



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,691	1.000	2,691
2	G	1		10	Attached Garage	695	1.000	695
3	M	PRCH		10	SLBC	284	1.000	284
4	M	PRCH		10	SLBC	42	1.000	42
<b>Total Building Area</b>						2,691		2,691