



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:49:17
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Assessment Data					Primary Image																																																																				
Account 660101972 Parcel ID 00000-00-0-330021-004-0003 Cadastral ID 31-21-15-05260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329547 MORRIS, THOMAS PERRY JR & CONNIE J MORRIS 19500 E SLATE DR OWASSO OK 74055-0000 Parcel Location Situs 19500 E SLATE DR Subdivision BOULDER POINT PHASE I Lot/Block 0003 / 0004 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 style="text-align: right; color: red;">06/28/2022 13:08</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0087. 6/30/2022</p>																																																																				
Legal Description Lat/Long: 36.25121953 -95.75628438 LOT 3 BLOCK 4 BOULDER POINT PHASE I																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5101		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,221.00 x 3.00 = 66,663		
Factor Value			
Adjustments	1.0000		
Lot Value	66,663		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Frame, Stucco 75% Veneer, Masonry
Base/Total Area	2,701 / 3,311
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,701
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	805 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	436,310	131.78 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	568,020	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	422,851		
Lot Value	66,663		
Indicated Value	489,514	147.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	489,514	147.84	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.31	Total Misc Impr	+	18,296
Roofing Adj	+ 4.16	Garage Cost	+	29,954
Subfloor Adj	+ -2.68	Total RCN	=	445,106
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	22,255
Plumbing Adj	+ 8.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	422,851
Adj Base Cost	= 119.86	Lot Value	+	66,663
Total Area	x 3,311	Indicated Value	=	489,514
Adjusted Cost	= 396,856	Value Per SqFt		147.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143825	381		381	28.21		10,748
PRCH	SLAB PORCH - COVERED	143826	38		38	29.41		1,118
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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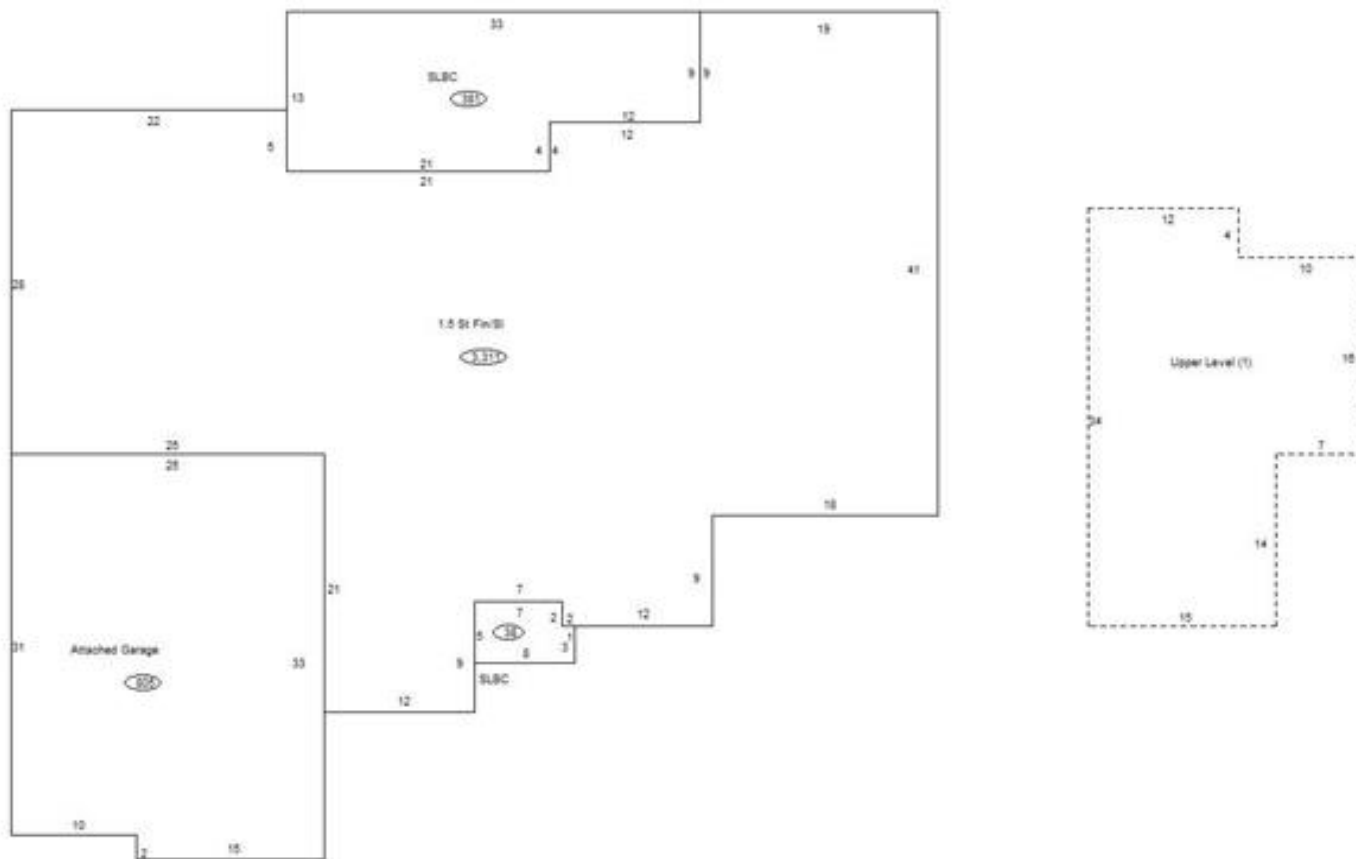
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Sketch Image

660101972



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,701	1.226	3,311
2	G	1		10	Attached Garage	805	1.000	805
3	U	^UL		10	Upper Level (1)	610	1.000	610
4	M	PRCH		10	SLBC	381	1.000	381
5	M	PRCH		10	SLBC	38	1.000	38
Total Building Area						2,701		3,311