



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:49:25
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Assessment Data					Primary Image																																																																				
Account 660101976 Parcel ID 00000-00-0-330021-005-0003 Cadastral ID 31-21-15-05300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330505 DUDLEY, ALEXANDER C II & MELLISA S RAJPAUL-DUDLEY 19581 E FLAGSTONE DR OWASSO OK 74055-0000 Parcel Location Situs 19581 E FLAGSTONE DR Subdivision BOULDER POINT PHASE I Lot/Block 0003 / 0005 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: orange;">06/28/2022 13:16</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0091. 6/30/2022</p>																																																																				
Legal Description Lot/Long: 36.25041343 -95.75487139 LOT 3 BLOCK 5 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	0.5452		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,750.00 x 3.00 = 71,250		
Factor Value			
Adjustments	1.0000		
Lot Value	71,250		



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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	100% Veneer, Masonry
Base/Total Area	2,675 / 3,372
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,675
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	855 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	448,545	133.02 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	139,070	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	437,574		
Lot Value	71,250		
Indicated Value	508,824	150.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	508,824	150.90	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.36	Total Misc Impr	+ 18,720
Roofing Adj	+ 4.05	Garage Cost	+ 31,815
Subfloor Adj	+ -2.62	Total RCN	= 460,604
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 23,030
Plumbing Adj	+ 9.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 437,574
Adj Base Cost	= 121.61	Lot Value	+ 71,250
Total Area	x 3,372	Indicated Value	= 508,824
Adjusted Cost	= 410,069	Value Per SqFt	150.90

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147824	7x5		35	29.42		1,030
PRCH	SLAB PORCH - COVERED	147826	400		400	28.15		11,260
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



Rogers

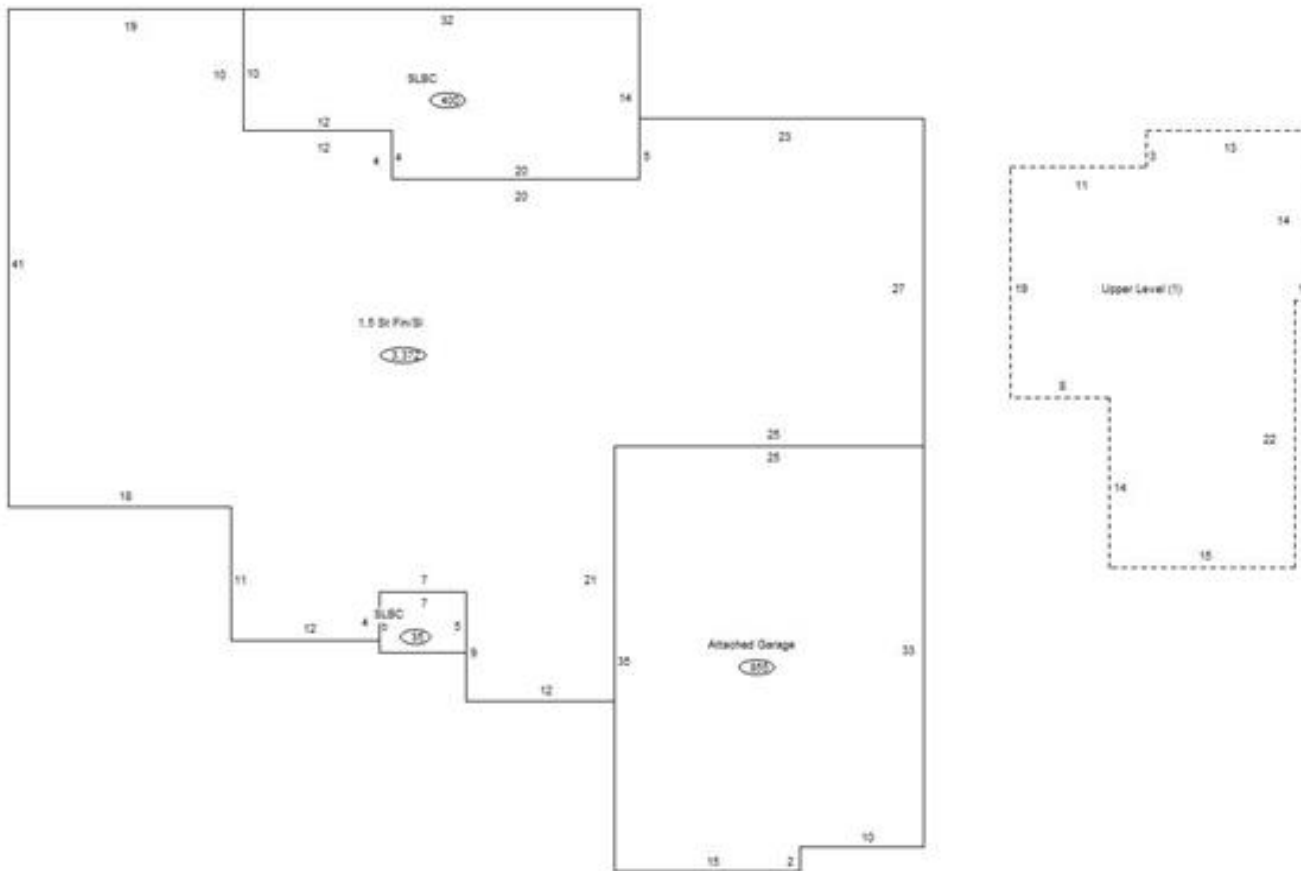
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Sketch Image

660101976



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	2,675	1.261	3,372
2	U	^UL		10	Upper Level (1)	697	1.000	697
3	M	PRCH		10	SLBC	35	1.000	35
4	G	1		10	Attached Garage	855	1.000	855
5	M	PRCH		10	SLBC	400	1.000	400
Total Building Area						2,675		3,372