



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																				
Account 660101977 Parcel ID 00000-00-0-330021-005-0004 Cadastral ID 31-21-15-05310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327582 WAKEFIELD, ELIZABETH M 6644 N FLINT LN OWASSO OK 74055-0000 Parcel Location Situs 06644 N FLINT LN Subdivision BOULDER POINT PHASE I Lot/Block 0004 / 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																																																																									
Legal Description Lat/Long: 36.25044424 -95.75442058 LOT 4 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	0.5443		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,711.00 x 3.00 = 71,133		
Factor Value			
Adjustments	1.0000		
Lot Value	71,133		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0092. 6/30/2022

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	2,819 / 2,819
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,819
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 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	386,100	136.96 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	528,150	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	392,960		
Lot Value	71,133		
Indicated Value	464,093	164.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	464,093	164.63	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.47	Total Misc Impr	+ 18,535
Roofing Adj	+ 5.06	Garage Cost	+ 26,664
Subfloor Adj	+ -3.22	Total RCN	= 413,642
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,682
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,960
Adj Base Cost	= 130.70	Lot Value	+ 71,133
Total Area	x 2,819	Indicated Value	= 464,093
Adjusted Cost	= 368,443	Value Per SqFt	164.63

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141129	7x5		35	29.42		1,030
PRCH	SLAB PORCH - COVERED	141131	393		393	28.18		11,075
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



Rogers

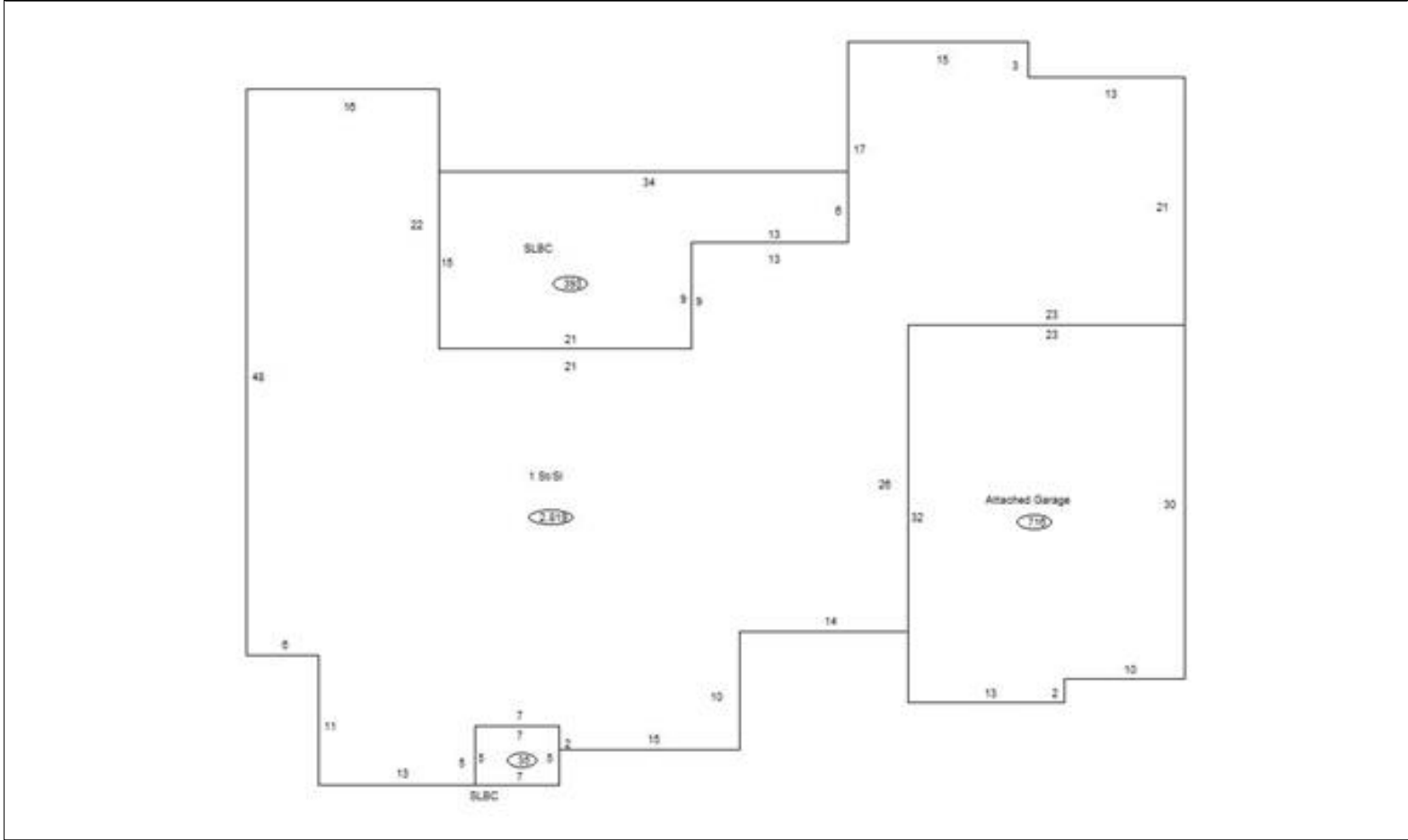
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Sketch Image

660101977



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,819	1.000	2,819
2	M	PRCH		10	SLBC	35	1.000	35
3	G	1		10	Attached Garage	716	1.000	716
4	M	PRCH		10	SLBC	393	1.000	393
Total Building Area						2,819		2,819