



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:31  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101979 <b>Parcel ID</b> 00000-00-0-330021-006-0002 <b>Cadastral ID</b> 31-21-15-05330 <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> 328672 SCHRADER, PAUL GREGORY & REBECCA LYNN TRUST  6642 N GRANITE LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06642 N GRANITE LN <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0002 / 0006 Parcel Size 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: 36.25041763 -95.75302987																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5535		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,110.00 x 3.00 = 72,330		
Factor Value			
Adjustments	1.0000		
Lot Value	72,330		



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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	2,808 / 2,808
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,808
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	746 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	387,837 138.12 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	529,240 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	394,929
Lot Value	72,330
Indicated Value	467,259 166.40 Per SqFt
Agland Value	
Site Improvements	
Total Value	467,259 166.40 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.53	Total Misc Impr	+	20,670
Roofing Adj	+ 5.06	Garage Cost	+	27,759
Subfloor Adj	+ -3.22	Total RCN	=	415,715
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	-	20,786
Plumbing Adj	+ 7.96	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	394,929
Adj Base Cost	= 130.80	Lot Value	+	72,330
Total Area	x 2,808	Indicated Value	=	467,259
Adjusted Cost	= 367,286	Value Per SqFt		166.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142862	344		344	28.33		9,746
PATO	SLAB PORCH - OPEN	142863	32x11		352	9.84		3,464
PRCH	SLAB PORCH - COVERED	142864	7x5		35	29.42		1,030
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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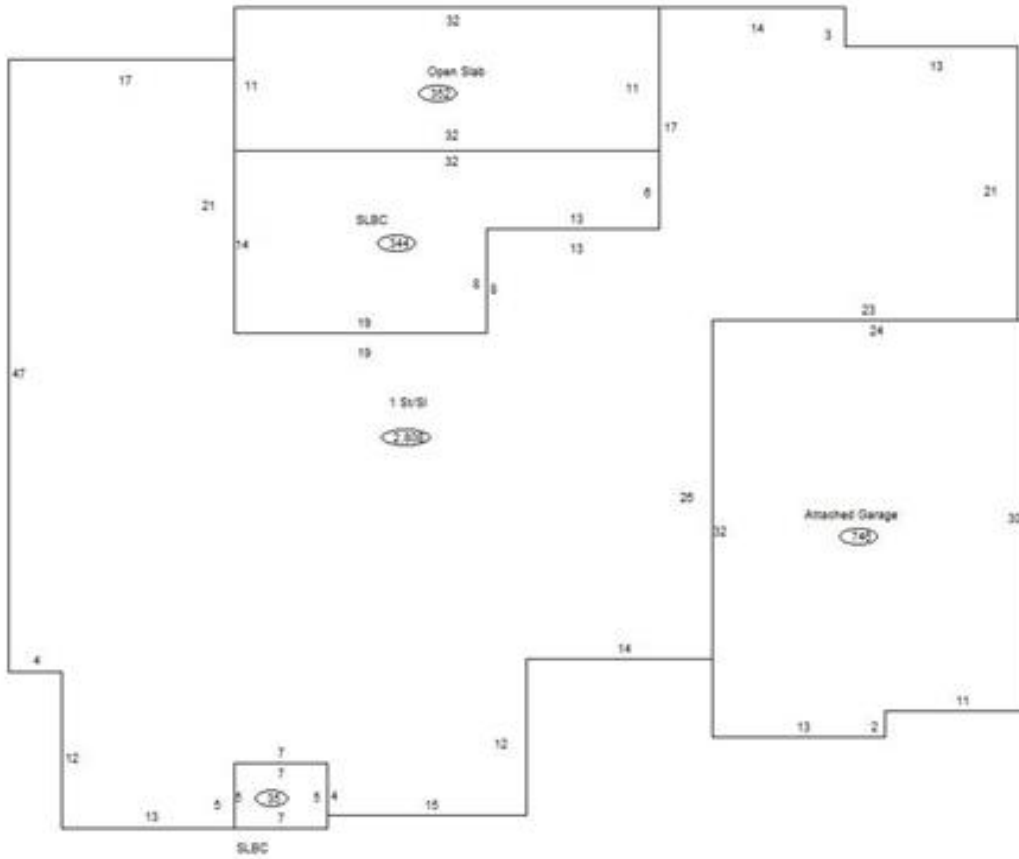
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 Page 3

Sketch Image

660101979



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,808	1.000	2,808
2	G	1		10	Attached Garage	746	1.000	746
3	M	PRCH		10	SLBC	344	1.000	344
4	M	PATO		10	Open Slab	352	1.000	352
5	M	PRCH		10	SLBC	35	1.000	35
<b>Total Building Area</b>						<b>2,808</b>		<b>2,808</b>