



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:49:32
Page 1

Assessment Data					Primary Image																																																																				
Account 660101980 Parcel ID 00000-00-0-330021-007-0001 Cadastral ID 31-21-15-05340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329970 MISHLER, JEFFREY & TIERRA 6620 N ROCK WAY LN OWASSO OK 74055-0000 Parcel Location Situs 06620 N ROCK WAY LN Subdivision BOULDER POINT PHASE I Lot/Block 0001 / 0007 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 Lot/Long: 36.24998793 -95.75573687																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7177		
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	31,264.00 x 3.00 = 93,792		
Factor Value			
Adjustments	1.0000		
Lot Value	93,792		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	EXEC EXCEPTIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,522 / 2,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,522
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	950 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	
Adusted R	0.8445		
Indicated Value	384,033	152.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	154,460		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	136.05	Total Misc Impr	+ 23,452
Roofing Adj	+ 5.15	Garage Cost	+ 35,350
Subfloor Adj	+ -3.37	Total RCN	= 468,350
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 23,418
Plumbing Adj	+ 10.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 444,932
Adj Base Cost	= 162.39	Lot Value	+ 93,792
Total Area	x 2,522	Indicated Value	= 538,724
Adjusted Cost	= 409,548	Value Per SqFt	213.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,932		
Lot Value	93,792		
Indicated Value	538,724	213.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	538,724	213.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147217	6x6		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	147218	569		569	27.69		15,756
PATO	SLAB PORCH - OPEN	147219	4x4		16	12.93		207
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430

