



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:49:36
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Assessment Data					Primary Image																																																																				
Account 660101982 Parcel ID 00000-00-0-330021-007-0003 Cadastral ID 31-21-15-05360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330011 PAHLEVANYAN, TYGRAN 19592 E FLAGSTONE DR OWASSO OK 74055-0000 Parcel Location Situs 19592 E FLAGSTONE DR Subdivision BOULDER POINT PHASE I Lot/Block 0003 / 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: 36.24980904 -95.75474385 LOT 3 BLOCK 7 BOULDER POINT PHASE I																																																																									
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Lot Data	Square-Foot - NBHD 1074 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5156	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAND USE 0	
Method	Square-Foot	
Base Lot Value	22,458.00 x 3.00 = 67,374	
Factor Value		
Adjustments	1.0000	
Lot Value	67,374	

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	2,659 / 2,659
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,659
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	791 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5



\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0005. 6/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	379,062	142.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	517,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.85	Total Misc Impr	+	17,955			
Roofing Adj	+ 5.11	Garage Cost	+	29,433			
Subfloor Adj	+ -3.31	Total RCN	=	405,928			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	20,296			
Plumbing Adj	+ 10.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	385,632			
Adj Base Cost	= 134.84	Lot Value	+	67,374			
Total Area	x 2,659	Indicated Value	=	453,006			
Adjusted Cost	= 358,540	Value Per SqFt		170.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	385,632		
Lot Value	67,374		
Indicated Value	453,006	170.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	453,006	170.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142624	28x13		364	28.27		10,290
PRCH	SLAB PORCH - COVERED	142626	7x6		42	29.40		1,235
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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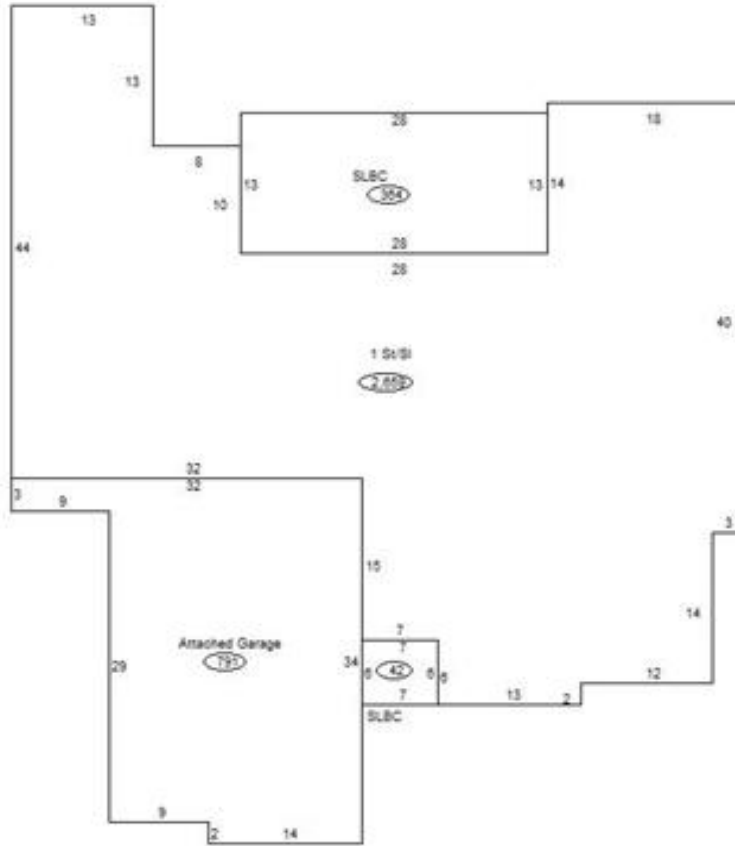
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Sketch Image

660101982



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,659	1.000	2,659
2	M	PRCH		13	SLBC	364	1.000	364
3	G	1		13	Attached Garage	791	1.000	791
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,659		2,659