



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:49:38  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101983 <b>Parcel ID</b> 00000-00-0-330021-007-0004 <b>Cadastral ID</b> 31-21-15-05370 <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> 338828 MCCRAW, ROBERT DEAN  19622 E FLAGSTONE DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19622 E FLAGSTONE DR <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0004 / 0007 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: 36.24981768 -95.75432882																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5157		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,464.00 x 3.00 = 67,392		
Factor Value			
Adjustments	1.3386		
Lot Value	90,210		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,956 / 2,956
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,956
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	944 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	454,511 153.76 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	559,290 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	441,001
Lot Value	90,210
Indicated Value	531,211 179.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	531,211 179.71 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	109.51	Total Misc Impr	+	20,414
Roofing Adj	+ 5.65	Garage Cost	+	42,876
Subfloor Adj	+ -4.37	Total RCN	=	464,212
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	-	23,211
Plumbing Adj	+ 8.53	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	441,001
Adj Base Cost	= 135.63	Lot Value	+	90,210
Total Area	x 2,956	Indicated Value	=	531,211
Adjusted Cost	= 400,922	Value Per SqFt		179.71

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143832	27x14		378	31.69		11,979
PRCH	SLAB PORCH - COVERED	143833	6x6		36	33.08		1,191
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244

