



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
Account 660101985 Parcel ID 00000-00-0-330021-007-0006 Cadastral ID 31-21-15-05390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330826 HOOPER, MICHAEL DAVID & ALAYNA NICOLE 19682 E FLAGSTONE DR OWASSO OK 74055-0000 Parcel Location Situs 19682 E FLAGSTONE DR Subdivision BOULDER POINT PHASE I Lot/Block 0006 / 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																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5186		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,590.00 x 3.00 = 67,770		
Factor Value			
Adjustments	1.0000		
Lot Value	67,770		



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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	100% Veneer, Masonry
Base/Total Area	2,693 / 2,693
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,693
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	662 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
Adjusted R	0.8445	
Indicated Value	372,981	138.50 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	210,450	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	384,137		
Lot Value	67,770		
Indicated Value	451,907	167.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	451,907	167.81	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.29	Total Misc Impr	+	18,124
Roofing Adj	+ 5.11	Garage Cost	+	24,938
Subfloor Adj	+ -3.29	Total RCN	=	404,355
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	20,218
Plumbing Adj	+ 10.58	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	384,137
Adj Base Cost	= 134.16	Lot Value	+	67,770
Total Area	x 2,693	Indicated Value	=	451,907
Adjusted Cost	= 361,293	Value Per SqFt		167.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146886	46		46	29.38		1,351
PRCH	SLAB PORCH - COVERED	146887	366		366	28.26		10,343
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



Rogers

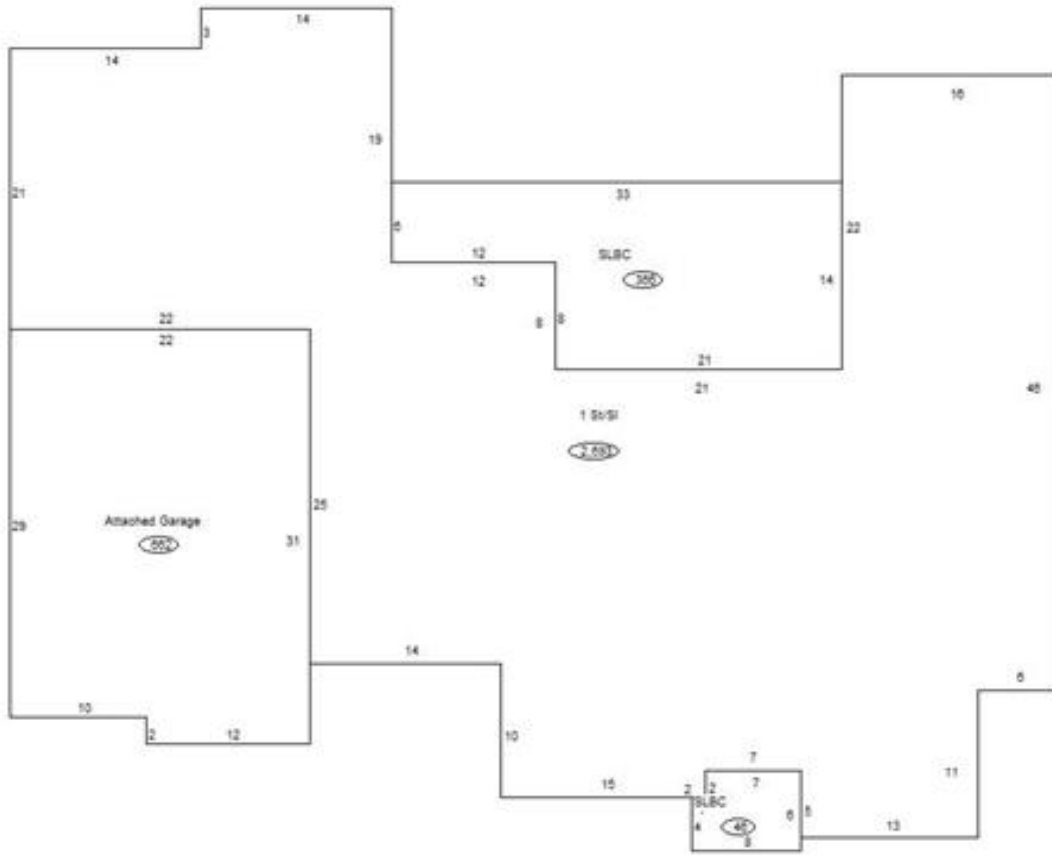
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Sketch Image

660101985



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,693	1.000	2,693
2	G	1		10	Attached Garage	662	1.000	662
3	M	PRCH		10	SLBC	46	1.000	46
4	M	PRCH		10	SLBC	366	1.000	366
Total Building Area						2,693		2,693