



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:49:47  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101988 <b>Parcel ID</b> 00000-00-0-330021-008-0002 <b>Cadastral ID</b> 31-21-15-05420 <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> 330770 CARR, WENDY & LARRY  19771 E ROCKY CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19771 E ROCKY CT <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0002 / 0008 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: 36.25097623 -95.75184522																																																																									
<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19 000311</td> <td>R21- NEW 3242 SQ FT SFR</td> <td>09/2019</td> <td>08/2020</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000311	R21- NEW 3242 SQ FT SFR	09/2019	08/2020	240,000	\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0009. 6/30/2022																																																										
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6308		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,477.00 x 3.00 = 82,431		
Factor Value			
Adjustments	1.0000		
Lot Value	82,431		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0629\IMG\_0009. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,509 / 3,122
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,509
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	805 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	422,605	135.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	191,710		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.34	Total Misc Impr	+ 23,550
Roofing Adj	+ 4.14	Garage Cost	+ 29,954
Subfloor Adj	+ -2.71	Total RCN	= 427,894
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 21,395
Plumbing Adj	+ 6.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 406,499
Adj Base Cost	= 119.92	Lot Value	+ 82,431
Total Area	x 3,122	Indicated Value	= 488,930
Adjusted Cost	= 374,390	Value Per SqFt	156.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	406,499		
Lot Value	82,431		
Indicated Value	488,930	156.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	488,930	156.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146877	565		565	27.70		15,651
PRCH	SLAB PORCH - COVERED	146878	50		50	29.37		1,469
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430
SHLT	STORM SHELTER		1	2020	1	0.00		



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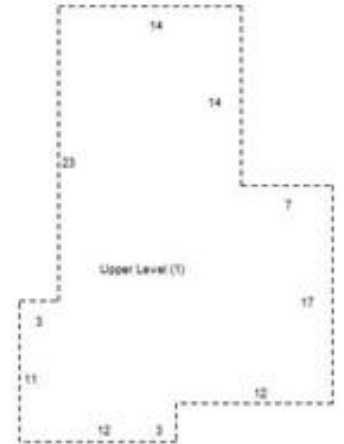
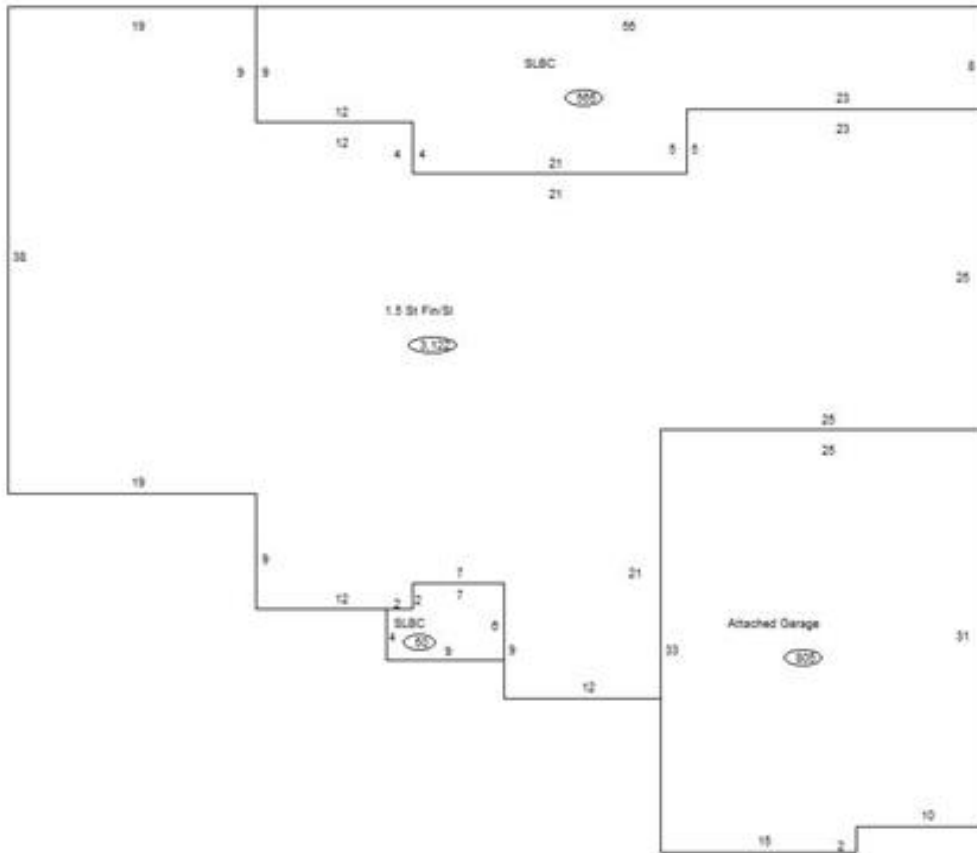
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Sketch Image

660101988



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,509	1.244	3,122
2	U	^UL		10	Upper Level (1)	613	1.000	613
3	G	1		10	Attached Garage	805	1.000	805
4	M	PRCH		10	SLBC	565	1.000	565
5	M	PRCH		10	SLBC	50	1.000	50
<b>Total Building Area</b>						<b>2,509</b>		<b>3,122</b>