



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101989 <b>Parcel ID</b> 00000-00-0-330021-008-0003 <b>Cadastral ID</b> 31-21-15-05430 <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> 341481 RICHTER, DARRIN & LINDA  19801 E ROCKY CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19801 E ROCKY CT <b>Subdivision</b> BOULDER POINT PHASE I <b>Lot/Block</b> 0003 / 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: 36.25091379 -95.75133277																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8751		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	38,121.00 x 3.00 = 114,363		
Factor Value			
Adjustments	1.1000		
Lot Value	125,799		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,727 / 2,727
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,727
Fixture/RghIn	30 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,220 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	519,847	190.63 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	556,380	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	482,479		
Lot Value	125,799		
Indicated Value	608,278	223.06	Per SqFt
Agland Value			
Site Improvements	29,690		
Total Value	637,968	233.94	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.03	Total Misc Impr	+ 21,438
Roofing Adj	+ 6.12	Garage Cost	+ 59,060
Subfloor Adj	+ -4.45	Total RCN	= 507,873
Heat/Cool Adj	+ 17.38	Depreciation ( 5%)	- 25,394
Plumbing Adj	+ 20.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 482,479
Adj Base Cost	= 156.72	Lot Value	+ 125,799
Total Area	x 2,727	Indicated Value	= 608,278
Adjusted Cost	= 427,375	Value Per SqFt	223.06

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144075	352		352	35.02		12,327
PRCH	SLAB PORCH - COVERED	144076	33		33	36.57		1,207
PATO	SLAB PORCH - OPEN	144078	4x3		12	15.22		183
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18		7,721



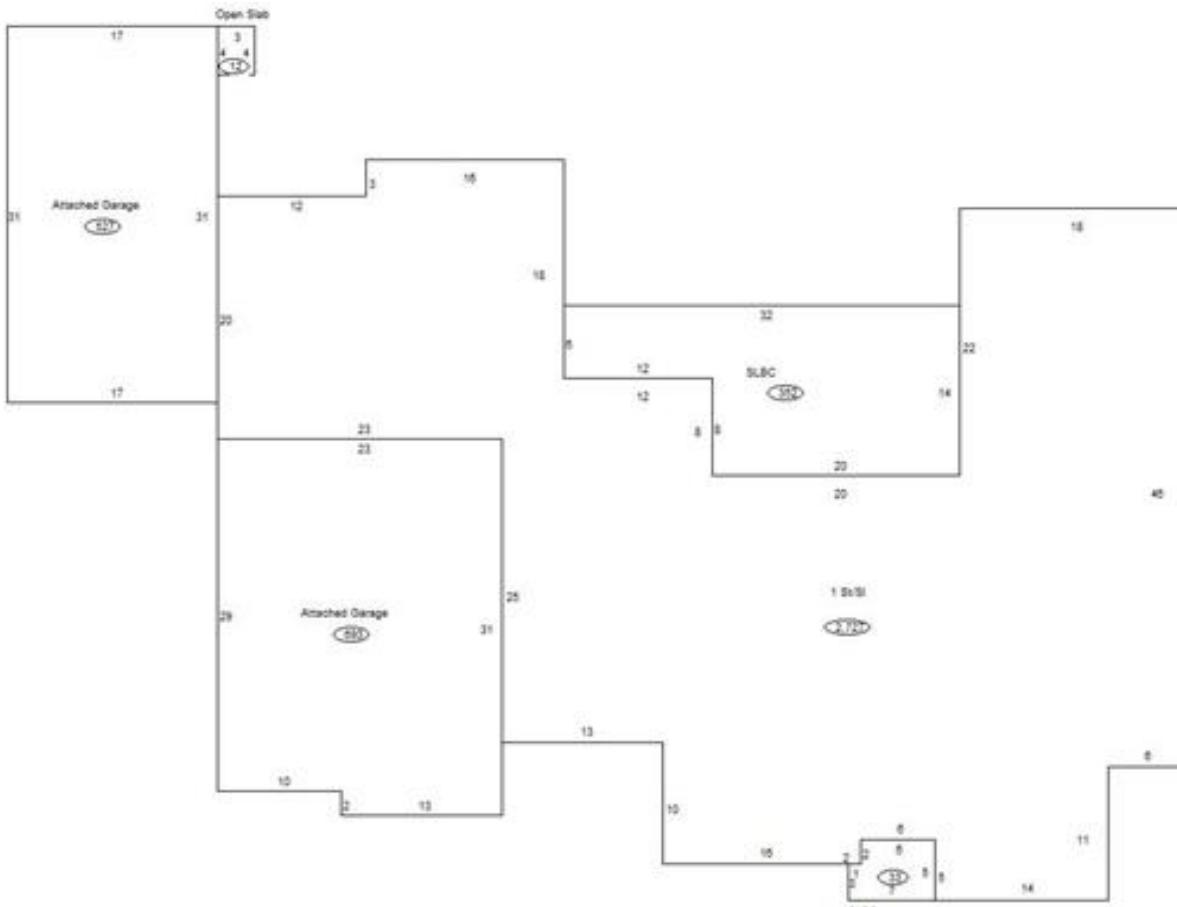
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,727	1.000	2,727
2	G	1		10	Attached Garage	693	1.000	693
3	M	PRCH		10	SLBC	352	1.000	352
4	M	PRCH		10	SLBC	33	1.000	33
5	G	1		10	Attached Garage	527	1.000	527
6	M	PATO		10	Open Slab	12	1.000	12
<b>Total Building Area</b>						<b>2,727</b>		<b>2,727</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	30x15x0	Reinforced-Concrete		450
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (69.45 x 450)	31,253	31,253	1,563	29,690