



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 660101991 Parcel ID 00000-00-0-330021-008-0005 Cadastral ID 31-21-15-05450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331545 MARTINEZ, RICARDO A JR & CANDICE L 19861 E ROCKY CT OWASSO OK 74055-0000 Parcel Location Situs 19861 E ROCKY CT Subdivision BOULDER POINT PHASE I Lot/Block 0005 / 0008 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: 36.25077003 -95.75043140																																							
Building Permits					<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>P20 000065</td> <td>R22-NEW POOL</td> <td>10/2020</td> <td>09/2021</td> <td>67,173</td> </tr> <tr> <td>R18 000281</td> <td>R20- NEW 3451 SQ FT SFR</td> <td>10/2018</td> <td>05/2019</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000065	R22-NEW POOL	10/2020	09/2021	67,173	R18 000281	R20- NEW 3451 SQ FT SFR	10/2018	05/2019	240,000															
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																														
Remove Cap	2021		Land Value	138,614	126,463	11%	13,911	Assessed	68,486																														
Year Frozen			Improvements	496,136	496,136		54,575	Penalty	0																														
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																														
TIF Project ID	0		Total Value	634,750	622,599		68,486	Total Taxable	68,486																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660101991	MARTINEZ, RICARDO A JR &			7	615,423	0	65,225	7,079.00																														
2024	2024-660101991	MARTINEZ, RICARDO A JR &			7	661,154	0	62,119	6,855.00																														
2023	2023-660101991	MARTINEZ, RICARDO A JR &			7	573,075	0	59,161	6,389.00																														
2022	2022-660101991	MARTINEZ, RICARDO A JR &			7	563,888	0	56,344	6,325.00																														
2021	2021-660101991	MARTINEZ, RICARDO A JR &			7	468,883	0	51,577	5,727.00																														
2020	2020-660101991	MARTINEZ, RICARDO A JR &			7	434,353	0	47,779	5,297.00																														
2019	2019-660101991				7	57,000	0	6,270	696.00																														



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.1656		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	50,773.00 x 2.73 = 138,614		
Factor Value			
Adjustments	1.0000		
Lot Value	138,614		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	EXEC EXCEPTIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,622 / 3,095
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,622
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	748 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	442,664	143.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	566,350		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	122.38	Total Misc Impr	+ 18,394
Roofing Adj	+ 4.34	Garage Cost	+ 27,833
Subfloor Adj	+ -2.83	Total RCN	= 490,669
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 24,533
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 466,136
Adj Base Cost	= 143.60	Lot Value	+ 138,614
Total Area	x 3,095	Indicated Value	= 604,750
Adjusted Cost	= 444,442	Value Per SqFt	195.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	466,136		
Lot Value	138,614		
Indicated Value	604,750	195.40	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	634,750	205.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141149	16x7		112	29.16		3,266
PRCH	SLAB PORCH - COVERED	141150	8x3		24	29.45		707
PRCH	SLAB PORCH - COVERED	141151	20x14		280	28.54		7,991
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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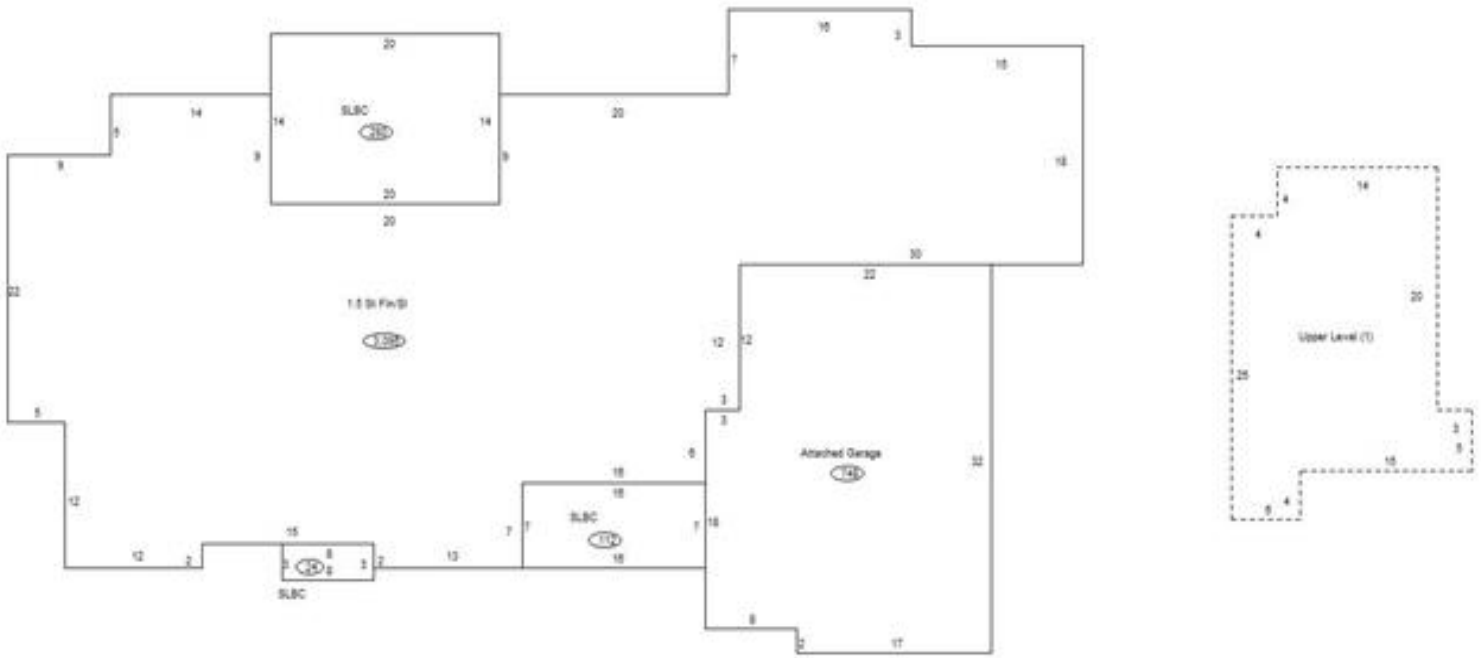
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,622	1.180	3,095
2	U	^UL		10	Upper Level (1)	473	1.000	473
3	G	1		10	Attached Garage	748	1.000	748
4	M	PRCH		10	SLBC	112	1.000	112
5	M	PRCH		10	SLBC	24	1.000	24
6	M	PRCH		10	SLBC	280	1.000	280
Total Building Area						2,622		3,095



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	Eff Age			
		Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000		30,000