



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:49:54
Page 1

Assessment Data					Primary Image																																																																				
Account 660101992 Parcel ID 00000-00-0-330021-008-0006 Cadastral ID 31-21-15-05460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327646 ELLIS, COURTNEY V & THOMAS D JR 19901 E ROCKY CT OWASSO OK 74055-0000 Parcel Location Situs 19901 E ROCKY CT Subdivision BOULDER POINT PHASE I Lot/Block 0006 / 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																																																																									
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Legal Description					Building Permits																																																																				
Lat/Long: 36.25083704 -95.74987315 LOT 6 BLOCK 8 BOULDER POINT PHASE I					<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>R18 000282</td> <td>R20- NEW 2933 SQ FT SFR</td> <td>10/2018</td> <td>06/2019</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000282	R20- NEW 2933 SQ FT SFR	10/2018	06/2019	220,000																																																						
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Time 09:49:55
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.8966		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	82,614.00 x 2.10 = 173,639		
Factor Value			
Adjustments	1.0000		
Lot Value	173,639		



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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	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	3,062 / 3,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,062
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	762 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	411,081	134.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	542,950		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.99	Total Misc Impr	+ 18,979
Roofing Adj	+ 4.99	Garage Cost	+ 28,354
Subfloor Adj	+ -3.21	Total RCN	= 439,391
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 21,970
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 417,421
Adj Base Cost	= 128.04	Lot Value	+ 173,639
Total Area	x 3,062	Indicated Value	= 591,060
Adjusted Cost	= 392,058	Value Per SqFt	193.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	417,421		
Lot Value	173,639		
Indicated Value	591,060	193.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	591,060	193.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141429	21x14		294	28.49		8,376
PRCH	SLAB PORCH - COVERED	141430	8x3		24	29.45		707
PRCH	SLAB PORCH - COVERED	141431	17x7		119	29.13		3,466
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430

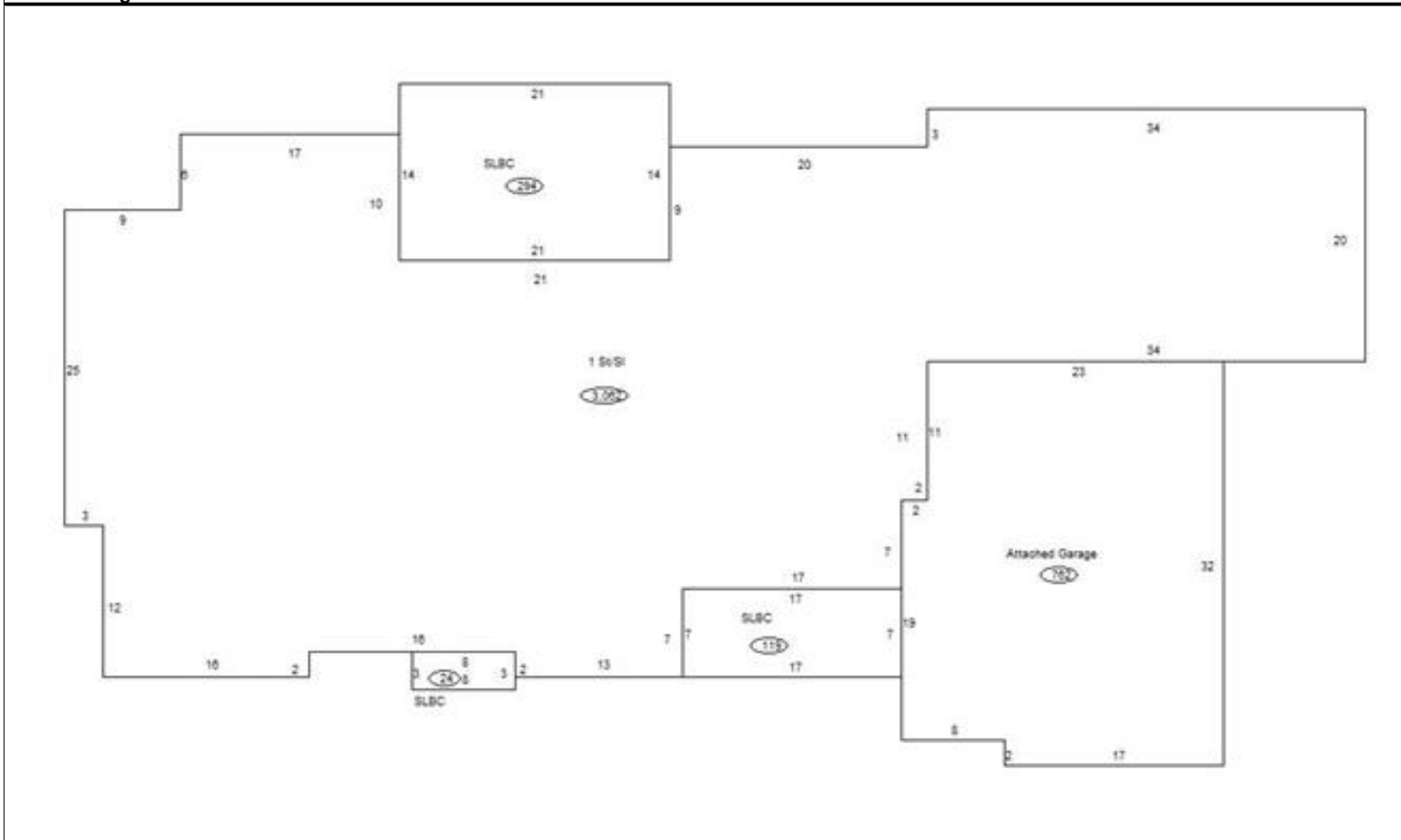


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 Page 3

Sketch Image

660101992



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,062	1.000	3,062
2	G	1		10	Attached Garage	762	1.000	762
3	M	PRCH		10	SLBC	294	1.000	294
4	M	PRCH		10	SLBC	24	1.000	24
5	M	PRCH		10	SLBC	119	1.000	119
Total Building Area						3,062		3,062