



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:50:04
Page 1

Assessment Data					Primary Image																																																																				
Account 660101997 Parcel ID 00000-00-0-330021-008-0011 Cadastral ID 31-21-15-05510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337067 CRAIG, VICTORIA LOREN & CAROL ANN TIDWELL 19820 E ROCKY CT OWASSO OK 74055-0000 Parcel Location Situs 19820 E ROCKY CT Subdivision BOULDER POINT PHASE I Lot/Block 0011 / 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: 36.24981536 -95.75157871																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9586		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	41,755.00 x 3.00 = 125,265		
Factor Value			
Adjustments	1.0000		
Lot Value	125,265		



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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	2,842 / 2,842
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,842
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	691 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	
Adusted R	0.8445		
Indicated Value	385,842	135.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	533,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.18	Total Misc Impr	+ 22,058
Roofing Adj	+ 5.06	Garage Cost	+ 25,871
Subfloor Adj	+ -3.22	Total RCN	= 418,412
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,921
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 397,491
Adj Base Cost	= 130.36	Lot Value	+ 125,265
Total Area	x 2,842	Indicated Value	= 522,756
Adjusted Cost	= 370,483	Value Per SqFt	183.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	397,491		
Lot Value	125,265		
Indicated Value	522,756	183.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	522,756	183.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141137	18x6		108	29.18		3,151
PRCH	SLAB PORCH - COVERED	141138	32		32	29.43		942
PATO	SLAB PORCH - OPEN	141139	14x8		112	12.81		1,435
PRCH	SLAB PORCH - COVERED	141140	21x17		357	28.29		10,100
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430

