



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:50:05
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Assessment Data					Primary Image																																																																				
Account 660101998 Parcel ID 00000-00-0-330021-008-0012 Cadastral ID 31-21-15-05520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329936 THOMAS, RANDY JACK & SUSAN PORTER THOMAS LIVING TRUST 19800 E ROCKY CT OWASSO OK 74055-0000 Parcel Location Situs 19800 E ROCKY CT Subdivision BOULDER POINT PHASE I Lot/Block 0012 / 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: 36.25025063 -95.75178377																																																																									
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>R18 000303</td> <td>R20- NEW 2922 SQ FT SFR</td> <td>10/2018</td> <td>09/2019</td> <td>215,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000303	R20- NEW 2922 SQ FT SFR	10/2018	09/2019	215,000																																																						
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6803		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	29,636.00 x 3.00 = 88,908		
Factor Value			
Adjustments	1.0000		
Lot Value	88,908		



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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	100% Veneer, Masonry
Base/Total Area	2,915 / 2,915
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,915
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	768 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	398,993	136.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	541,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.66	Total Misc Impr	+	17,602			
Roofing Adj	+ 5.04	Garage Cost	+	28,577			
Subfloor Adj	+ -3.22	Total RCN	=	427,053			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	21,353			
Plumbing Adj	+ 8.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	405,700			
Adj Base Cost	= 130.66	Lot Value	+	88,908			
Total Area	x 2,915	Indicated Value	=	494,608			
Adjusted Cost	= 380,874	Value Per SqFt		169.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	405,700		
Lot Value	88,908		
Indicated Value	494,608	169.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	494,608	169.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142599	27x13		351	28.31		9,937
PRCH	SLAB PORCH - COVERED	142600	7x6		42	29.40		1,235
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430
SHLT	STORM SHELTER		1	2021	1	0.00		



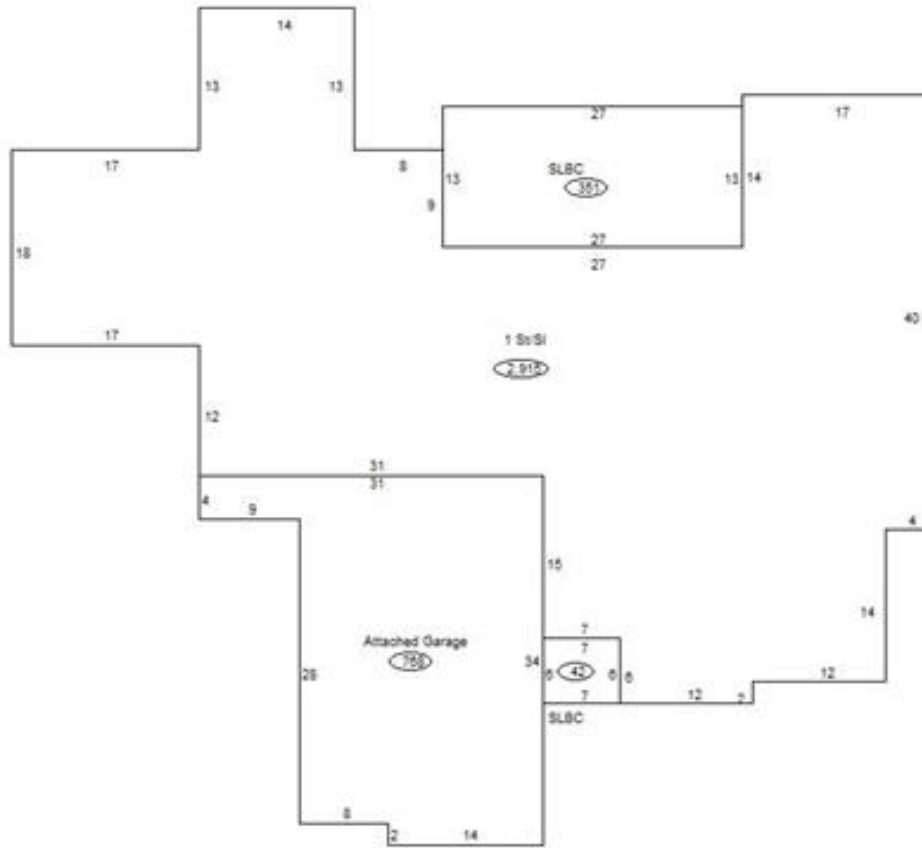
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,915	1.000	2,915
2	G	1		13	Attached Garage	768	1.000	768
3	M	PRCH		13	SLBC	351	1.000	351
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,915		2,915