



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 660102000 Parcel ID 00000-00-0-330021-008-0014 Cadastral ID 31-21-15-05540 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 328994 LARSH, RITCHIE A & KIMBERLY M 6611 N GRANITE LN OWASSO OK 74055-0000 Parcel Location Situs 06611 N GRANITE LN Subdivision BOULDER POINT PHASE I Lot/Block 0014 / 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: 36.24979848 -95.75223649 LOT 14 BLOCK 8 BOULDER POINT PHASE I																																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6246		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,209.00 x 3.00 = 81,627		
Factor Value			
Adjustments	1.0000		
Lot Value	81,627		



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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	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,834 / 2,834
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,834
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	716 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	417,389	147.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	554,350		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.66	Total Misc Impr	+ 17,478
Roofing Adj	+ 5.06	Garage Cost	+ 26,664
Subfloor Adj	+ -3.22	Total RCN	= 414,999
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,750
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 394,249
Adj Base Cost	= 130.86	Lot Value	+ 81,627
Total Area	x 2,834	Indicated Value	= 475,876
Adjusted Cost	= 370,857	Value Per SqFt	167.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	394,249		
Lot Value	81,627		
Indicated Value	475,876	167.92	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	505,876	178.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142603	354		354	28.30		10,018
PRCH	SLAB PORCH - COVERED	142604	7x5		35	29.42		1,030
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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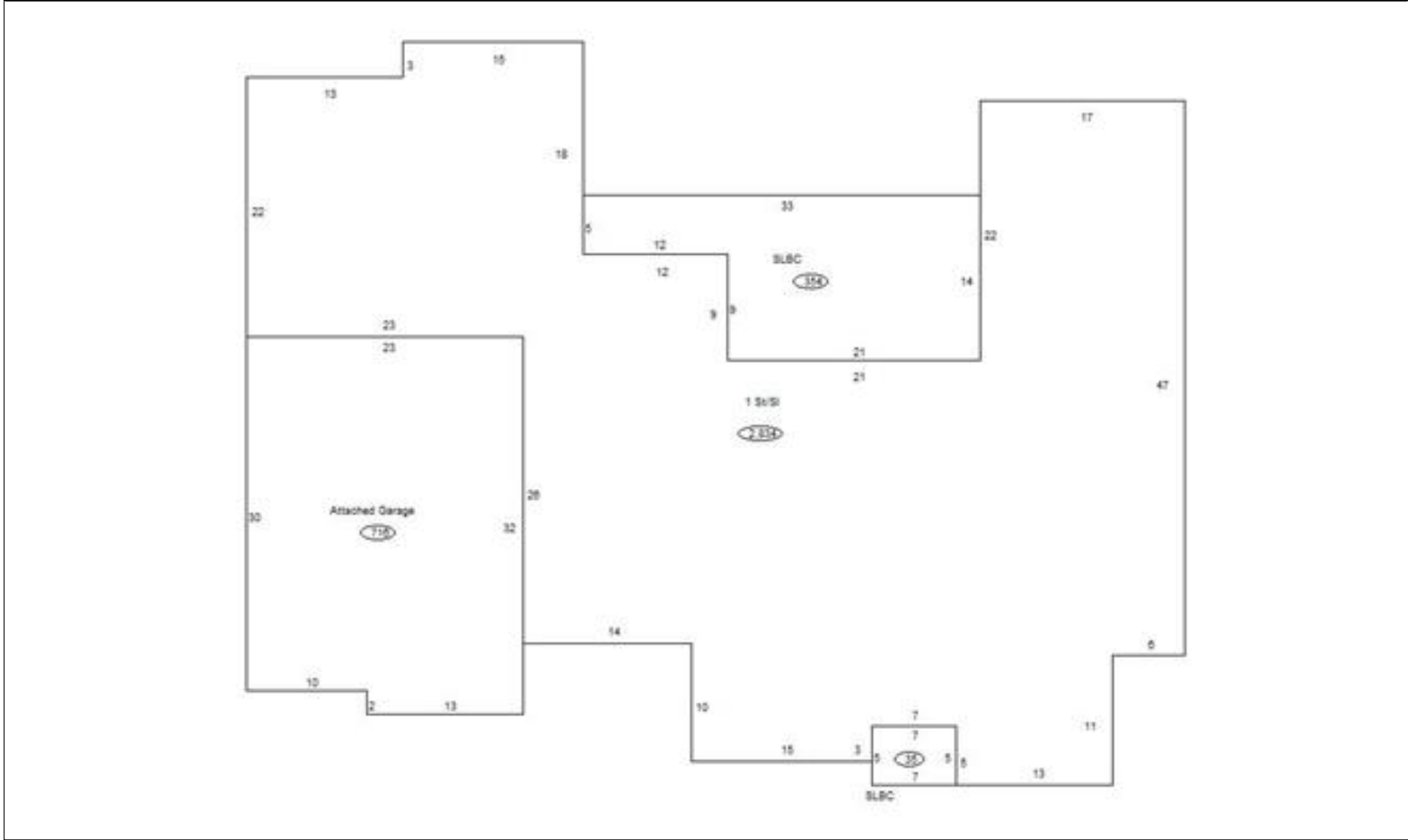
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,834	1.000	2,834
2	G	1		10	Attached Garage	716	1.000	716
3	M	PRCH		10	SLBC	354	1.000	354
4	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						2,834		2,834



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2021	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