



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660104231 <b>Parcel ID</b> 000000-0-0-300110-001-0001 <b>Cadastral ID</b> 31-21-15-05610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 334556 ZORICIC, ROBERT & BEVERLY ANN & CHRISTOPHER MICHAEL LOWTHER  19469 E BOULDER DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19469 E BOULDER DR <b>Subdivision</b> BOULDER POINT PHASE II <b>Lot/Block</b> 0001 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																		
<b>Legal Description</b> Lot/Long: 36.25290268 -95.75653395																																		
<b>Building Permits</b>					<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>R22 69</td> <td>R23 NEW POOL</td> <td>08/2022</td> <td>05/2023</td> <td>72,749</td> </tr> <tr> <td>R20 000444</td> <td>R22- NEW 2760 SQ FT SFR</td> <td>10/2020</td> <td>06/2021</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 69	R23 NEW POOL	08/2022	05/2023	72,749	R20 000444	R22- NEW 2760 SQ FT SFR	10/2020	06/2021	220,000										
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<b>Parcel Valuation</b>																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	2022	Land Value	72,810	72,810	11%	8,009	Assessed	50,679	5,500.60																									
Year Frozen		Improvements	389,724	387,912		42,670	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																									
TIF Project ID	0	Total Value	462,534	460,722		50,679	Total Taxable	49,679	5,403.00																									
<b>Assessment History</b>																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660104231	ZORICIC, ROBERT & BEVERLY ANN &			7	451,224	1000	48,204	5,242.00																									
2024	2024-660104231	ZORICIC, ROBERT & BEVERLY ANN &			7	479,288	1000	46,771	5,175.00																									
2023	2023-660104231	ZORICIC, ROBERT & BEVERLY ANN &			7	392,500	1000	42,175	4,569.00																									
2022	2022-660104231	ZORICIC, ROBERT & BEVERLY ANN &			7	392,500	1000	42,175	4,749.00																									
2021	2021-660104231	ZORICIC, ROBERT &			7	52,000	0	5,720	635.00																									



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5572		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,270.00 x 3.00 = 72,810		
Factor Value			
Adjustments	1.0000		
Lot Value	72,810		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,526 / 2,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,526
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,016 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	392,031	155.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	161,100		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.15	Total Misc Impr	+ 18,853
Roofing Adj	+ 4.50	Garage Cost	+ 37,937
Subfloor Adj	+ -2.16	Total RCN	= 374,712
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 14,988
Plumbing Adj	+ 7.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 359,724
Adj Base Cost	= 125.86	Lot Value	+ 72,810
Total Area	x 2,526	Indicated Value	= 432,534
Adjusted Cost	= 317,922	Value Per SqFt	171.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	359,724		
Lot Value	72,810		
Indicated Value	432,534	171.23	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	462,534	183.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151030	22x15		330	25.90		8,547
PATO	Slab Porch - Open	151031	14x6		84	11.48		964
PRCH	Slab Porch - Covered	151033	19x6		114	26.57		3,029
PRCH	Slab Porch - Covered	151034	26		26	26.85		698
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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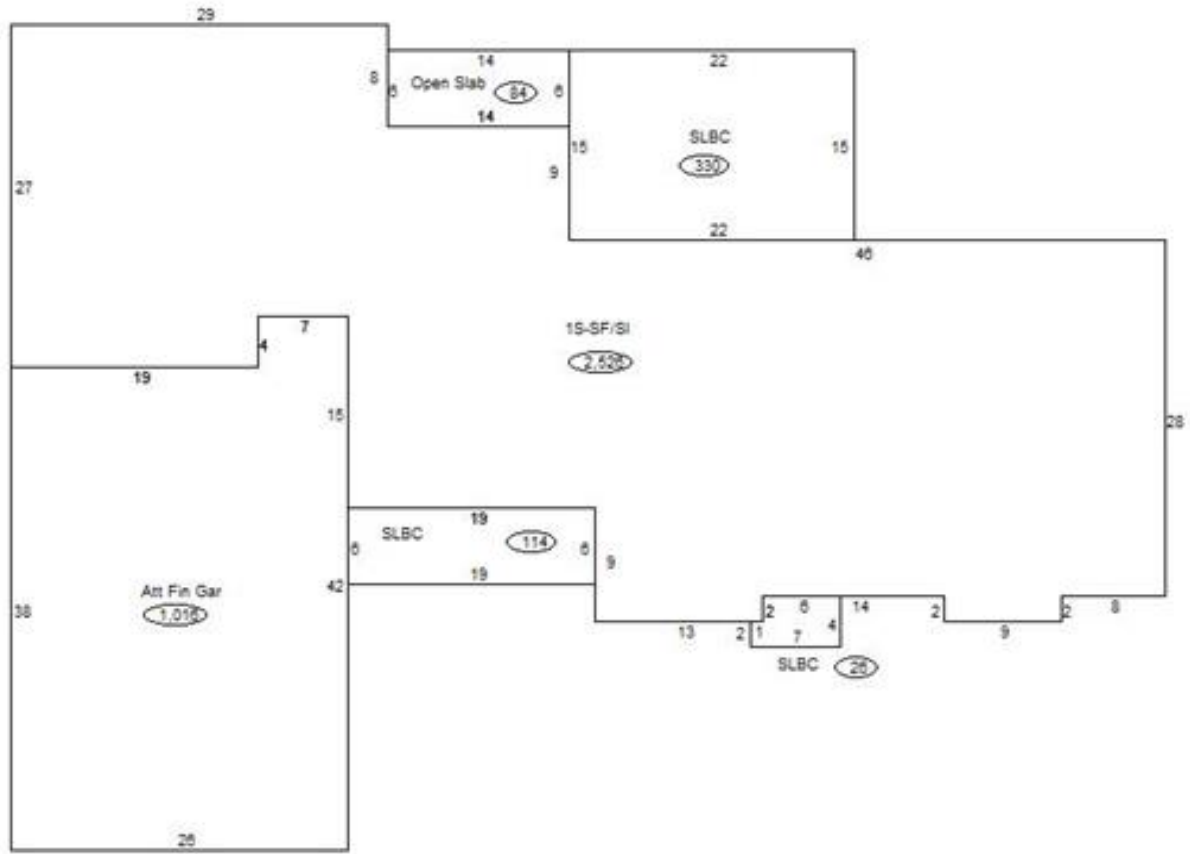
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,526	1.000	2,526
2	M	PRCH		13	SLBC	330	1.000	330
3	M	PATO		13	Open Slab	84	1.000	84
4	G	5		13	Att Fin Gar	1,016	1.000	1,016
5	M	PRCH		13	SLBC	114	1.000	114
6	M	PRCH		13	SLBC	26	1.000	26
<b>Total Building Area</b>						2,526		2,526



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2023	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000