



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:46
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Assessment Data					Primary Image																																																				
Account 660104232 Parcel ID 000000-0-0-300110-001-0002 Cadastral ID 31-21-15-05620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334785 SALAZAR, JOSEPH L & BRANDY 19501 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19501 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0002 / 0001 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: 36.25291308 -95.75608418																																																									
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>R23 017</td> <td>R24 NEW POOL</td> <td>03/2023</td> <td>05/2023</td> <td>65,000</td> </tr> <tr> <td>R20 000217</td> <td>R22- NEW 3320 SQ FT SFRF</td> <td>08/2020</td> <td>06/2021</td> <td>215,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 017	R24 NEW POOL	03/2023	05/2023	65,000	R20 000217	R22- NEW 3320 SQ FT SFRF	08/2020	06/2021	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	0.5562		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,229.00 x 3.00 = 72,687		
Factor Value			
Adjustments	1.0000		
Lot Value	72,687		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,595 / 3,253
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,595
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	772 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
Adjusted R	0.8445	
Indicated Value	463,655	142.53 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	162,570	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	424,965		
Lot Value	72,687		
Indicated Value	497,652	152.98	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	527,652	162.20	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.79	Total Misc Impr	+ 14,679
Roofing Adj	+ 4.10	Garage Cost	+ 36,006
Subfloor Adj	+ -2.68	Total RCN	= 442,672
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 17,707
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 424,965
Adj Base Cost	= 120.50	Lot Value	+ 72,687
Total Area	x 3,253	Indicated Value	= 497,652
Adjusted Cost	= 391,987	Value Per SqFt	152.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151024	249		249	28.64		7,131
PRCH	Slab Porch - Covered	151025	38		38	29.41		1,118
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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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	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (30,000.00 x 1)		30,000		30,000		30,000