



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:09:56  
Page 1

Assessment Data				Primary Image																																																					
<b>Account</b> 660104238 <b>Parcel ID</b> 000000-0-0-300110-001-0008 <b>Cadastral ID</b> 31-21-15-05680 <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> 335217 CORNEJO, CARLOS & ANAVEL  19693 E BOULDER DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19693 E BOULDER DR <b>Subdivision</b> BOULDER POINT PHASE II <b>Lot/Block</b> 0008 / 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: 36.25289724 -95.75310690										<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>R20 000487</td> <td>R22- NEW 2715 SQ FT SFR</td> <td>11/2020</td> <td>09/2021</td> <td>210,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 000487	R22- NEW 2715 SQ FT SFR	11/2020	09/2021	210,000																																
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Lot Data	Square-Foot - NBHD 1074 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.4996	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAND USE 0	
Method	Square-Foot	
Base Lot Value	21,764.00 x 3.00 = 65,292	
Factor Value		
Adjustments	1.0000	
Lot Value	65,292	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,715 / 2,715
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,715
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	672 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0628\IMG\_0067. 6/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	378,512	139.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	220,630		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	389,549		
Lot Value	65,292		
Indicated Value	454,841	167.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	454,841	167.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.37	Total Misc Impr	+	16,041			
Roofing Adj	+ 5.10	Garage Cost	+	31,658			
Subfloor Adj	+ -3.28	Total RCN	=	405,780			
Heat/Cool Adj	+ 14.47	Depreciation ( 4%)	-	16,231			
Plumbing Adj	+ 8.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	389,549			
Adj Base Cost	= 131.89	Lot Value	+	65,292			
Total Area	x 2,715	Indicated Value	=	454,841			
Adjusted Cost	= 358,081	Value Per SqFt		167.53			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151299	7x6		42	29.40		1,235
PRCH	Slab Porch - Covered	151300	21x14		294	28.49		8,376
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430

