



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 660104239 Parcel ID 000000-0-0-300110-001-0009 Cadastral ID 31-21-15-05690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333192 WILLIAMS, CLINT & MINDY FAMILY TRUST 19725 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19725 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0009 / 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: 36.25293973 -95.75253162																																																									
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>R20 000215</td> <td>R21- NEW 3034 SQ FT SFR</td> <td>08/2020</td> <td>12/2020</td> <td>215,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000215	R21- NEW 3034 SQ FT SFR	08/2020	12/2020	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	0.7654		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	33,339.00 x 3.00 = 100,017		
Factor Value			
Adjustments	1.0000		
Lot Value	100,017		



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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	3,222 / 3,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,222
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	708 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	422,525	131.14 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	164,200	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	440,037		
Lot Value	100,017		
Indicated Value	540,054	167.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	540,054	167.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.14	Total Misc Impr	+ 23,439
Roofing Adj	+ 4.97	Garage Cost	+ 26,408
Subfloor Adj	+ -3.18	Total RCN	= 463,197
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 23,160
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 440,037
Adj Base Cost	= 128.29	Lot Value	+ 100,017
Total Area	x 3,222	Indicated Value	= 540,054
Adjusted Cost	= 413,350	Value Per SqFt	167.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148401	572		572	27.68		15,833
PRCH	SLAB PORCH - COVERED	148402	8x5		40	29.40		1,176
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



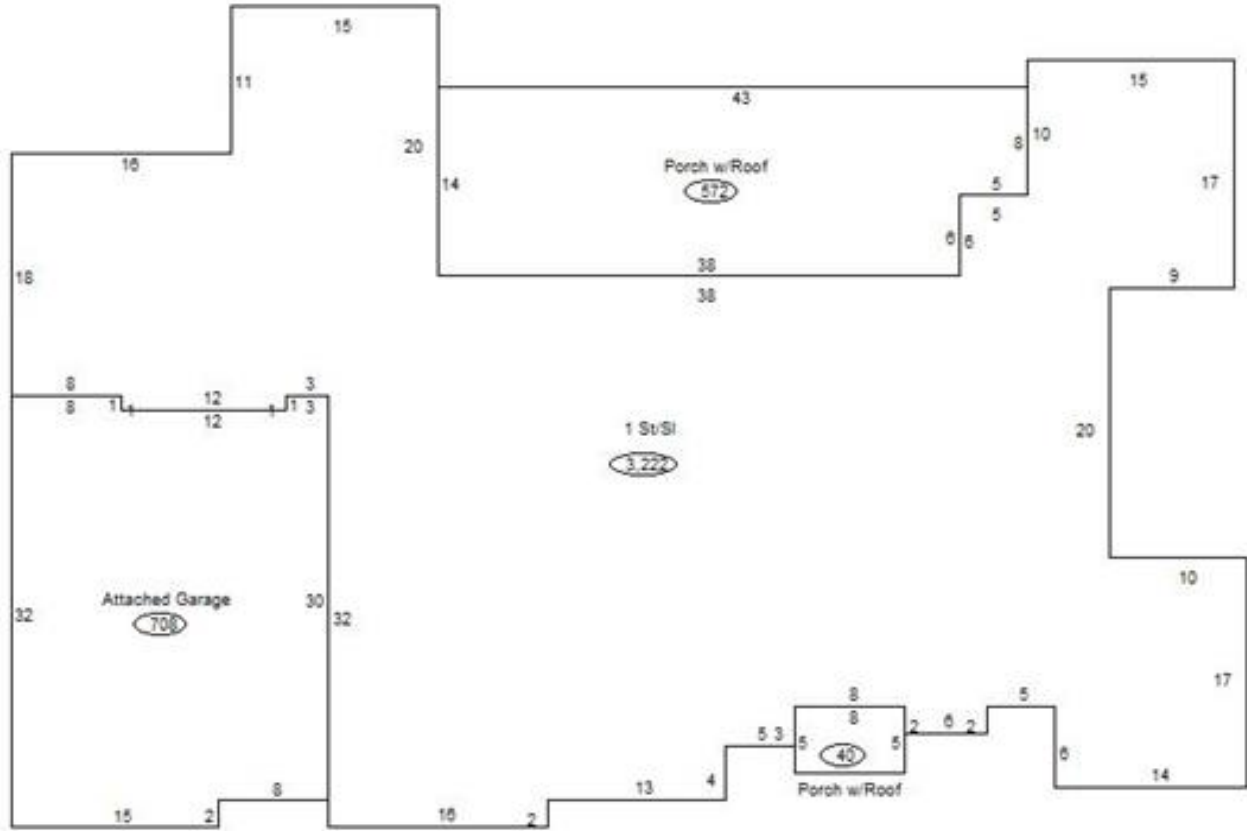
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Sketch Image

660104239



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,222	1.000	3,222
2	G	1		13	Attached Garage	708	1.000	708
3	M	PRCH		13	SLBC	572	1.000	572
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						3,222		3,222