



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:10:02  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660104241 <b>Parcel ID</b> 000000-0-0-300110-001-0011 <b>Cadastral ID</b> 31-21-15-05710 <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> 333489 RUSSELL, NORMAN & DELORES HEINEN-CO TRUSTEES 6771 GRANITE LANE TRUST PO BOX 1045 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 06771 N GRANITE LN <b>Subdivision</b> BOULDER POINT PHASE II <b>Lot/Block</b> 0011 / 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: 36.25209322 -95.75214271 LOT 11 BLOCK 1 BOULDER POINT PHASE II																																																																					
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8666		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	37,748.00 x 3.00 = 113,244		
Factor Value			
Adjustments	1.0000		
Lot Value	113,244		



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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	2,872 / 3,352
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,872
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	693 Attached Garage - Unfinished
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	435,098	129.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	139,400		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.80	Total Misc Impr	+ 23,106
Roofing Adj	+ 4.33	Garage Cost	+ 25,939
Subfloor Adj	+ -2.76	Total RCN	= 457,285
Heat/Cool Adj	+ 14.47	Depreciation ( 4%)	- 18,291
Plumbing Adj	+ 8.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 438,994
Adj Base Cost	= 121.79	Lot Value	+ 113,244
Total Area	x 3,352	Indicated Value	= 552,238
Adjusted Cost	= 408,240	Value Per SqFt	164.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	438,994		
Lot Value	113,244		
Indicated Value	552,238	164.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	552,238	164.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	149562	9x9		81	29.27		2,371
PATO	SLAB PORCH - OPEN	149563	7x4		28	12.93		362
PRCH	SLAB PORCH - COVERED	149564	501		501	27.83		13,943

