



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:07
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Assessment Data					Primary Image																																																				
Account 660104244 Parcel ID 000000-0-0-300110-002-0001 Cadastral ID 31-21-15-05740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344061 WILSON, SAMUEL P & ROBERTA J 19460 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19460 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 3 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.25226820 -95.75673994																																																									
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 000227</td> <td>R22- NEW 2704 SQ FT SFR</td> <td>08/2020</td> <td>09/2021</td> <td>190,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000227	R22- NEW 2704 SQ FT SFR	08/2020	09/2021	190,000																																						
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5156		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,460.00 x 3.00 = 67,380		
Factor Value			
Adjustments	1.7206		
Lot Value	115,937		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,739 / 2,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,739
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	823 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	427,674 156.14 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	238,170 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.02	Total Misc Impr	+ 20,416
Roofing Adj	+ 5.73	Garage Cost	+ 46,837
Subfloor Adj	+ -4.43	Total RCN	= 444,769
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 17,791
Plumbing Adj	+ 9.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 426,978
Adj Base Cost	= 137.83	Lot Value	+ 115,937
Total Area	x 2,739	Indicated Value	= 542,915
Adjusted Cost	= 377,516	Value Per SqFt	198.22

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	426,978
Lot Value	115,937
Indicated Value	542,915 198.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	542,915 198.22 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151274	7x7		49	33.04		1,619
PRCH	Slab Porch - Covered	151275	28x13		364	31.74		11,553
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244
SHLT	STORM SHELTER		3x5	2022	15	0.00		



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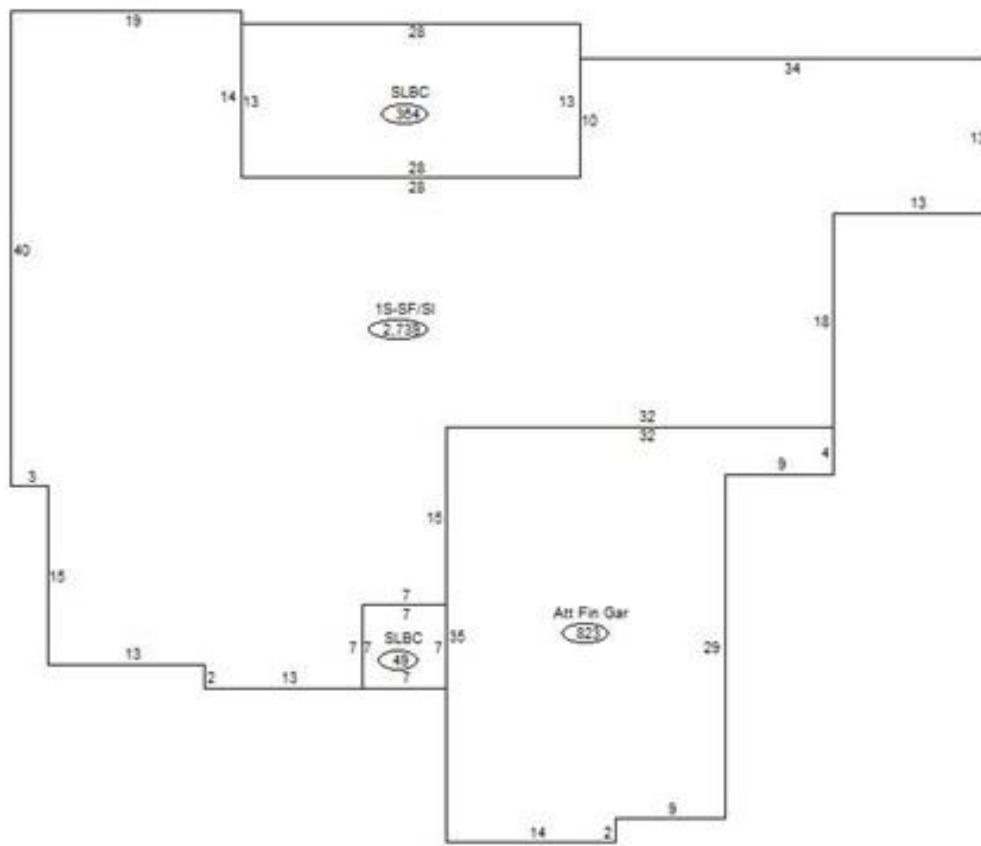
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Sketch Image

660104244



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,739	1.000	2,739
2	G	5		13	Att Fin Gar	823	1.000	823
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	364	1.000	364
Total Building Area						2,739		2,739