



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:10:11  
Page 1

Assessment Data					Primary Image																																																				
<b>Account</b> 660104246 <b>Parcel ID</b> 000000-0-0-300110-002-0003 <b>Cadastral ID</b> 31-21-15-05760 <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> 335320 ROZELL, KATHRINE ANN & BILLY E JR  19520 E BOULDER DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19520 E BOULDER DR <b>Subdivision</b> BOULDER POINT PHASE II <b>Lot/Block</b> 0003 / 0002 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: 36.25225469 -95.75580393																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5147		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,419.00 x 3.00 = 67,257		
Factor Value			
Adjustments	1.0000		
Lot Value	67,257		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,748 / 2,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,748
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	693 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	349,508	127.19 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	236,500	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	369,393		
Lot Value	67,257		
Indicated Value	436,650	158.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	436,650	158.90	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	101.97	Total Misc Impr	+	17,797
Roofing Adj	+ 4.44	Garage Cost	+	26,015
Subfloor Adj	+ -2.08	Total RCN	=	384,784
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	15,391
Plumbing Adj	+ 7.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	369,393
Adj Base Cost	= 124.08	Lot Value	+	67,257
Total Area	x 2,748	Indicated Value	=	436,650
Adjusted Cost	= 340,972	Value Per SqFt		158.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151277	20x14		280	26.05		7,294
PATO	Slab Porch - Open	151278	11x8		88	11.48		1,010
PRCH	Slab Porch - Covered	151280	7x6		42	26.80		1,126
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615
ODFP	Outdoor Fireplace/Firepit			1	1	2,751.55		2,752

