



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:13
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Assessment Data					Primary Image																																																				
Account 660104247 Parcel ID 000000-0-0-300110-002-0004 Cadastral ID 31-21-15-05770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 342796 BENNETT, AUSTIN & TAYLOR 19560 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19560 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0004 / 0002 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: 36.25228311 -95.75533993																																																									
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 000442</td> <td>R22- NEW 3458 SQ FT SFR</td> <td>10/2020</td> <td>05/2021</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000442	R22- NEW 3458 SQ FT SFR	10/2020	05/2021	225,000																																						
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6328		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,564.00 x 3.00 = 82,692		
Factor Value			
Adjustments	0.8659		
Lot Value	71,603		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,812 / 3,486
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,812
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	798 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	498,760	143.08 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	110,070	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	490,309		
Lot Value	71,603		
Indicated Value	561,912	161.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	561,912	161.19	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.40	Total Misc Impr	+ 26,054
Roofing Adj	+ 4.61	Garage Cost	+ 45,414
Subfloor Adj	+ -3.53	Total RCN	= 510,739
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 20,430
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 490,309
Adj Base Cost	= 126.01	Lot Value	+ 71,603
Total Area	x 3,486	Indicated Value	= 561,912
Adjusted Cost	= 439,271	Value Per SqFt	161.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151192	16x6		96	32.89		3,157
PRCH	Slab Porch - Covered	151193	36		36	33.08		1,191
PRCH	Slab Porch - Covered	151194	460		460	31.44		14,462
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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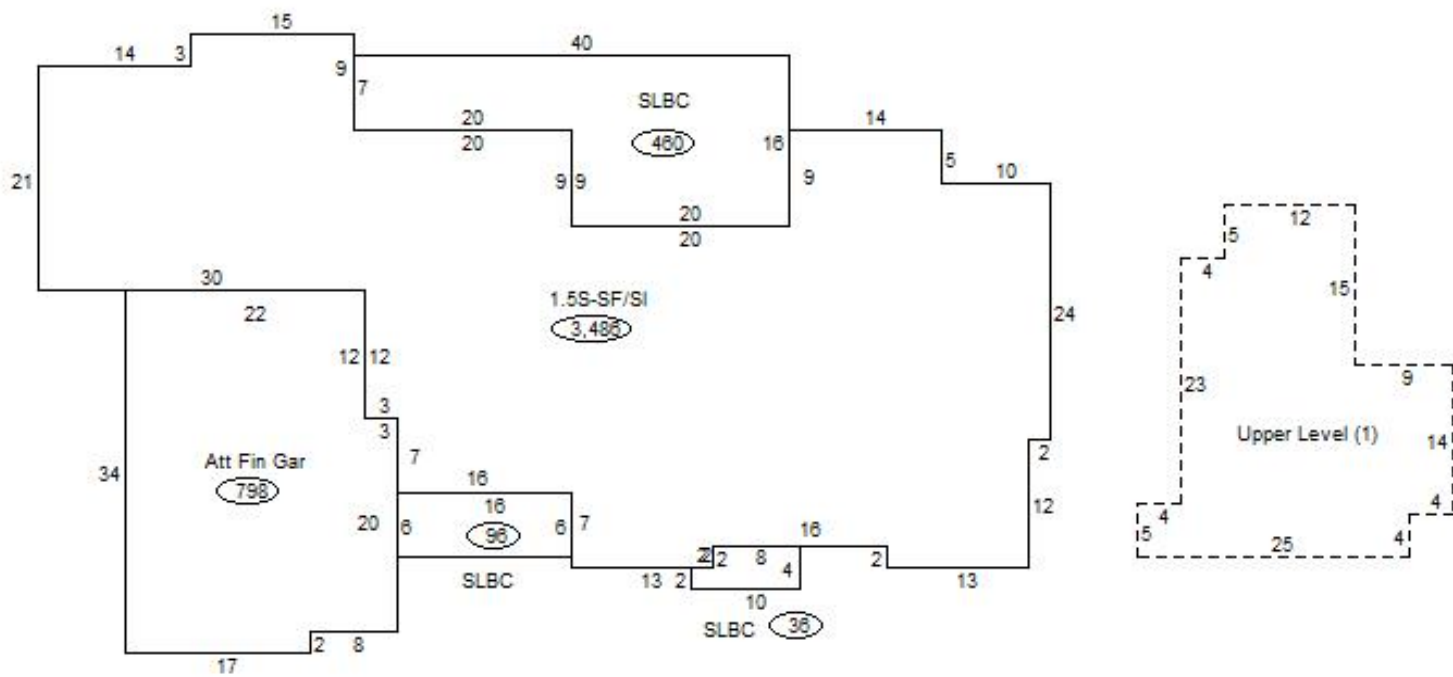
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Sketch Image

660104247



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,812	1.240	3,486
2	G	5		20	Att Fin Gar	798	1.000	798
3	M	PRCH		20	SLBC	96	1.000	96
4	M	PRCH		20	SLBC	36	1.000	36
5	M	PRCH		20	SLBC	460	1.000	460
6	U	^UL		20	Upper Level (1)	674	1.000	674
Total Building Area						2,812		3,486