



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:15
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Assessment Data					Primary Image																																																				
Account 660104248 Parcel ID 000000-0-0-300110-002-0005 Cadastral ID 31-21-15-05780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333645 GROSS, GERALD J & BONNIE I REVOCABLE LIVING TRUST 19590 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19590 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0005 / 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: 36.25226508 -95.75484214																																																									
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.615		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	26,790.00 x 3.00 = 80,370		
Factor Value			
Adjustments	1.0000		
Lot Value	80,370		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,803 / 2,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,803
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,260 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
Adjusted R	0.8445	
Indicated Value	404,229	144.21 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	288,470	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	386,859		
Lot Value	80,370		
Indicated Value	467,229	166.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	467,229	166.69	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.31	Total Misc Impr	+ 19,889
Roofing Adj	+ 4.43	Garage Cost	+ 37,535
Subfloor Adj	+ -2.06	Total RCN	= 402,978
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 16,119
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 386,859
Adj Base Cost	= 123.28	Lot Value	+ 80,370
Total Area	x 2,803	Indicated Value	= 467,229
Adjusted Cost	= 345,554	Value Per SqFt	166.69

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	149552	7x7		49	26.78		1,312
PRCH	SLAB PORCH - COVERED	149553	27x12		324	25.91		8,395
PATO	SLAB PORCH - OPEN	149554	531		531	8.60		4,567

