



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:16
Page 1

Assessment Data					Primary Image																																																																
Account 660104249 Parcel ID 000000-0-0-300110-002-0006 Cadastral ID 31-21-15-05790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335387 SANDERS, PEYTON S 19620 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19620 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0006 / 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: 36.25225536 -95.75426579 LOT 6 BLOCK 2 BOULDER POINT PHASE II																																																																					
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Time 10:10:17
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5082		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,136.00 x 3.00 = 66,408		
Factor Value			
Adjustments	1.0000		
Lot Value	66,408		



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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	2,806 / 2,806
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,806
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
Adjusted R	0.8445
Indicated Value	353,777 126.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	257,750 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	375,788
Lot Value	66,408
Indicated Value	442,196 157.59 Per SqFt
Agland Value	
Site Improvements	
Total Value	442,196 157.59 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.56	Total Misc Impr	+ 18,834
Roofing Adj	+ 4.43	Garage Cost	+ 26,015
Subfloor Adj	+ -2.06	Total RCN	= 391,446
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 15,658
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 375,788
Adj Base Cost	= 123.52	Lot Value	+ 66,408
Total Area	x 2,806	Indicated Value	= 442,196
Adjusted Cost	= 346,597	Value Per SqFt	157.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151288	352		352	25.83		9,092
PATO	Slab Porch - Open	151289	32x12		384	8.65		3,322
PRCH	Slab Porch - Covered	151290	6x5		30	26.84		805
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



Rogers

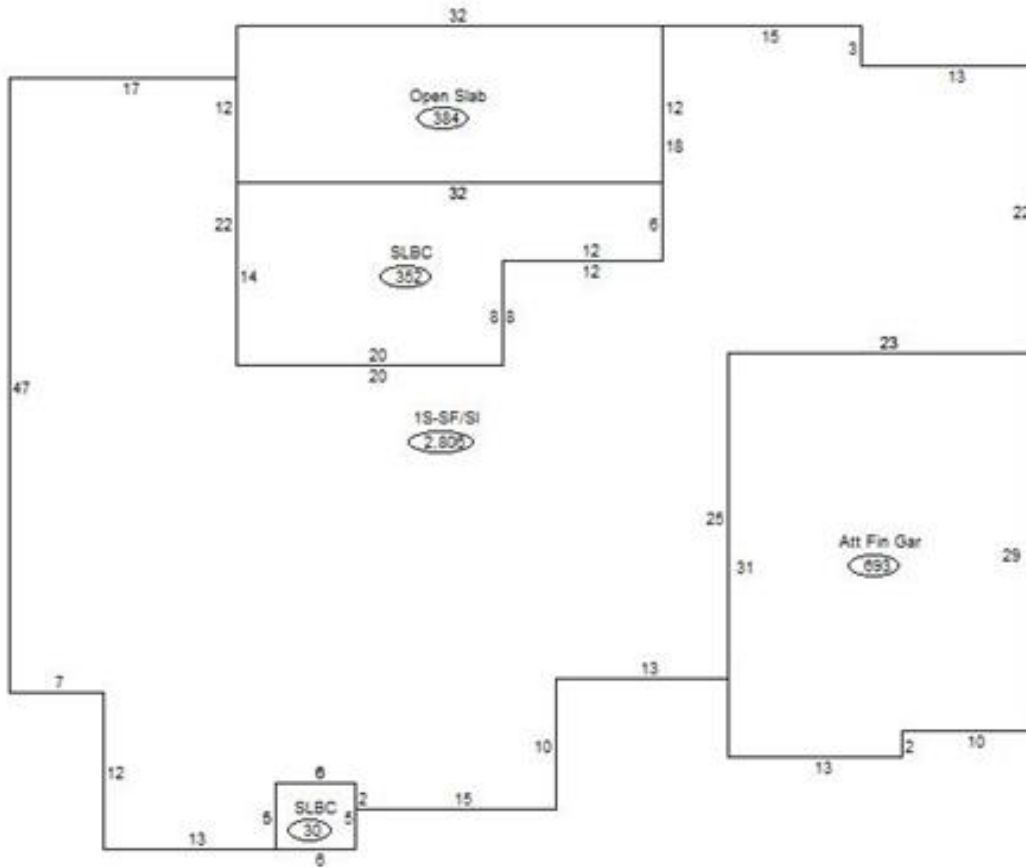
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 Time 10:10:17
 Page 3

Sketch Image

660104249



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,806	1.000	2,806
2	G	5		13	Att Fin Gar	693	1.000	693
3	M	PRCH		13	SLBC	352	1.000	352
4	M	PATO		13	Open Slab	384	1.000	384
5	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,806		2,806