



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:10:20
 Page 1

Assessment Data					Primary Image																																																				
Account 660104251 Parcel ID 000000-0-0-300110-002-0008 Cadastral ID 31-21-15-05810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334659 HARPER, EQUILLA ANN 19690 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19690 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0008 / 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: 36.25225853 -95.75340577																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4978		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,684.00 x 3.00 = 65,052		
Factor Value			
Adjustments	1.0000		
Lot Value	65,052		



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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	2,693 / 2,693
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,693
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	695 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	345,637 128.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	211,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	361,105
Lot Value	65,052
Indicated Value	426,157 158.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	426,157 158.25 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.34	Total Misc Impr	+ 14,574
Roofing Adj	+ 4.46	Garage Cost	+ 26,083
Subfloor Adj	+ -2.11	Total RCN	= 376,151
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 15,046
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 361,105
Adj Base Cost	= 124.58	Lot Value	+ 65,052
Total Area	x 2,693	Indicated Value	= 426,157
Adjusted Cost	= 335,494	Value Per SqFt	158.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151187	21x14		294	26.01		7,647
PRCH	Slab Porch - Covered	151188	7x7		49	26.78		1,312
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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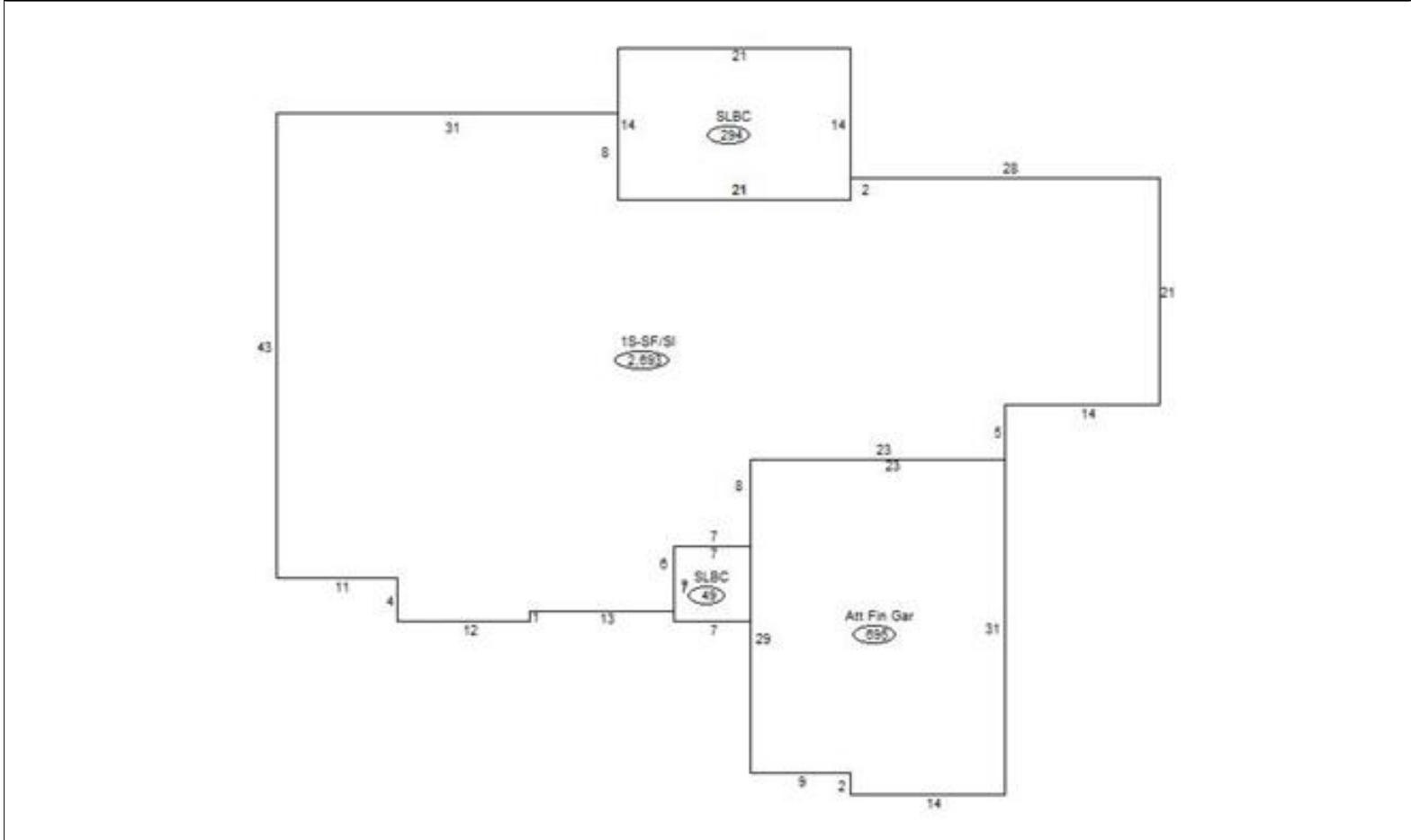
Date 04/18/2026

Time 10:10:20

Page 3

Sketch Image

660104251



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,693	1.000	2,693
2	M	PRCH		13	SLBC	294	1.000	294
3	M	PRCH		13	SLBC	49	1.000	49
4	G	5		13	Att Fin Gar	695	1.000	695
Total Building Area						2,693		2,693