



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																					
Account 660104258 Parcel ID 000000-0-0-300110-003-0002 Cadastral ID 31-21-15-05880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333401 CATES, BOBBI LYNN & MICHAEL LEE 19680 E SLATE DR OWASSO OK 74055-0000 Parcel Location Situs 19680 E SLATE DR Subdivision BOULDER POINT PHASE II Lot/Block 0002 / 0003 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: 36.25116124 -95.75292865 LOT 2 BLOCK 3 BOULDER POINT PHASE II										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 000219</td> <td>R21- NEW 2621 SQ FT SFR</td> <td>08/2020</td> <td>12/2020</td> <td>190,000</td> </tr> <tr> <td>P20 000036</td> <td>R22- NEW POOL</td> <td>08/2020</td> <td>03/2021</td> <td>42,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 000219	R21- NEW 2621 SQ FT SFR	08/2020	12/2020	190,000	P20 000036	R22- NEW POOL	08/2020	03/2021	42,000																											
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5322		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,183.00 x 3.00 = 69,549		
Factor Value			
Adjustments	1.0000		
Lot Value	69,549		



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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	2,530 / 2,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	733 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	364,286	143.99 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	162,910	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	337,752		
Lot Value	69,549		
Indicated Value	407,301	160.99	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	437,301	172.85	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 10,004
Roofing Adj	+ 4.50	Garage Cost	+ 21,836
Subfloor Adj	+ -2.16	Total RCN	= 355,528
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,776
Plumbing Adj	+ 9.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 337,752
Adj Base Cost	= 127.94	Lot Value	+ 69,549
Total Area	x 2,530	Indicated Value	= 407,301
Adjusted Cost	= 323,688	Value Per SqFt	160.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148405	336		336	25.87		8,692
PRCH	SLAB PORCH - COVERED	148406	7x7		49	26.78		1,312

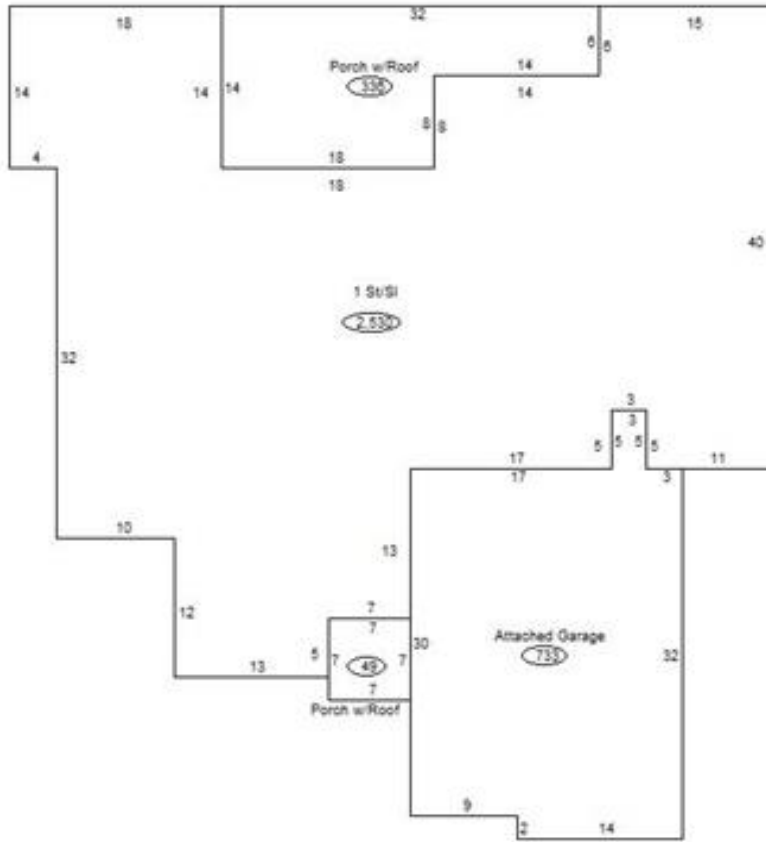


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,530	1.000	2,530
2	G	1		13	Attached Garage	733	1.000	733
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						2,530		2,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2021	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000