



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:38
Page 1

Assessment Data					Primary Image																																																				
Account 660104261 Parcel ID 000000-0-0-300110-004-0001 Cadastral ID 31-21-15-05910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348064 FRANKS, JONATHAN & CANDACE 19600 E SLATE DR OWASSO OK 74055-0000 Parcel Location Situs 19600 E SLATE DR Subdivision BOULDER POINT PHASE II Lot/Block 0001 / 0004 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0094. 6/30/2022</p>																																																				
Legal Description Lot/Long: 36.25120338 -95.75435785																																																									
LOT 1 BLOCK 4 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</td> <td>R22- ADDRESS ASSIGNED</td> <td>10/2020</td> <td>09/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- ADDRESS ASSIGNED	10/2020	09/2021																																							
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5215		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,718.00 x 3.00 = 68,154		
Factor Value			
Adjustments	1.6903		
Lot Value	115,201		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,825 / 2,825
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,825
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	877 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	440,941	156.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	264,720		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.46	Total Misc Impr	+ 21,170
Roofing Adj	+ 5.70	Garage Cost	+ 49,910
Subfloor Adj	+ -4.37	Total RCN	= 458,133
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 18,325
Plumbing Adj	+ 8.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 439,808
Adj Base Cost	= 137.01	Lot Value	+ 115,201
Total Area	x 2,825	Indicated Value	= 555,009
Adjusted Cost	= 387,053	Value Per SqFt	196.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	439,808		
Lot Value	115,201		
Indicated Value	555,009	196.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	555,009	196.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151268	406		406	31.61		12,834
PRCH	Slab Porch - Covered	151269	33		33	33.09		1,092
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

