



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																									
Account 660104285 Parcel ID 000000-0-0-000365-001-0003 Cadastral ID 36-21-14-03130 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 344283 HOLMES, DALE WARREN & ANDREA LOUISE 19106 E BEECHER CT OWASSO OK 74055-0000 Parcel Location Situs 19106 E BEECHER CT Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																														
Legal Description Lat/Long: 36.25909203 -95.76077119 LOT 3 BLOCK 1 HAWTHORNE AT STONE CANYON PHASE I																																																																														
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3686		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	16,055.00 x 5.70 = 91,514		
Factor Value			
Adjustments	1.2735		
Lot Value	116,543		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,644 / 2,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,644
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	781 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	414,596	156.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	467,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.60	Total Misc Impr	+ 23,844
Roofing Adj	+ 5.77	Garage Cost	+ 44,447
Subfloor Adj	+ -4.53	Total RCN	= 432,423
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 17,297
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 415,126
Adj Base Cost	= 137.72	Lot Value	+ 116,543
Total Area	x 2,644	Indicated Value	= 531,669
Adjusted Cost	= 364,132	Value Per SqFt	201.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,126		
Lot Value	116,543		
Indicated Value	531,669	201.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	531,669	201.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152785	19x13		247	32.11		7,931
PRCH	Slab Porch - Covered	152786	137		137	32.65		4,473
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit			1	1	4,196.11		4,196

