



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 660104293 Parcel ID 000000-0-0-000365-002-0005 Cadastral ID 36-21-14-03210 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 339994 SPURLOCK, PHILLIP NEAL & GLORIA CATHERINE-TRUSTEES SPURLOCK FAMILY TRUST 19107 E BEECHER CT OWASSO OK 74055-0000																																																										
Parcel Location Situs 19107 E BEECHER CT Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0005 / 0002 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: 36.25940067 -95.76018708					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>R21 1016X</td> <td>R23- NEW 3302 SQ FT SFR</td> <td>11/2021</td> <td>10/2022</td> <td>306,240</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 1016X	R23- NEW 3302 SQ FT SFR	11/2021	10/2022	306,240																																							
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3888		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	16,935.00 x 5.70 = 96,530		
Factor Value			
Adjustments	1.5915		
Lot Value	153,624		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,336 / 3,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,336
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	647 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	514,513	154.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	601,800 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.41	Total Misc Impr	+ 21,721
Roofing Adj	+ 5.95	Garage Cost	+ 39,862
Subfloor Adj	+ -4.28	Total RCN	= 524,787
Heat/Cool Adj	+ 17.38	Depreciation (3%)	- 15,744
Plumbing Adj	+ 6.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 509,043
Adj Base Cost	= 138.85	Lot Value	+ 153,624
Total Area	x 3,336	Indicated Value	= 662,667
Adjusted Cost	= 463,204	Value Per SqFt	198.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	509,043		
Lot Value	153,624		
Indicated Value	662,667	198.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	662,667	198.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155522	20x15		300	35.19		10,557
PRCH	Slab Porch - Covered	155523	111		111	36.23		4,022
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



Rogers

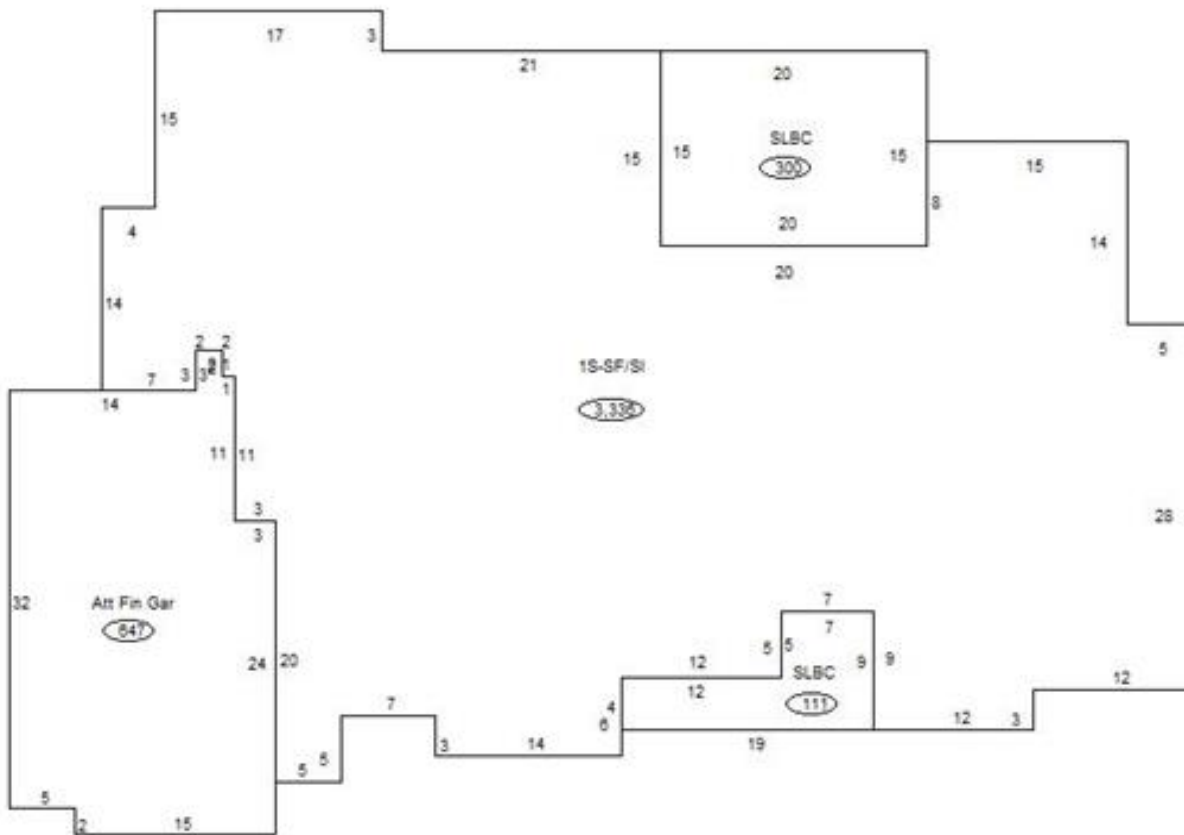
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Sketch Image

660104293



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	3,336	1.000	3,336
2	G	5		13	Att Fin Gar	647	1.000	647
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	111	1.000	111
Total Building Area						3,336		3,336