



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 | 660005441 | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0090. 4/18/2022</p> | | | | | | | | | |
| Parcel ID | 000000-00-0-00708-001-0014 | | | | | | | | | | | | | |
| Cadastral ID | 06-21-15-06660 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | RRP | VI Area 4 | | | | | | | | | | | | |
| Tax Area | 3 - OWASSO RURAL/NO FIRE | | | | | | | | | | | | | |
| Name ID | 261765 | | | | | | | | | | | | | |
| POTTS, LARRY W | | | | | | | | | | | | | | |
| PO BOX 1331 OWASSO OK 74055-1331 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 19149 S 4079 RD | | | | | | | | | | | | | |
| Subdivision | ROLLING MEADOWS PARK | | | | | | | | | | | | | |
| Lot/Block | 0014 / 0001 | Parcel Size 1 - Lots | | | | | | | | | | | | |
| Sec/Twn/Rng | 6 / 21 / 15 / 5 | | | | | | | | | | | | | |
| Neighborhood | 1107 - R-V04-SW OWASSO | | | | | | | | | | | | | |
| School District | S021 - OWASSO SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33424374 -95.74179847 | | | | | | | | | | | | | | |
| LOT 14 BLOCK 1 ROLLING MEADOWS PARK | | | | | | | | | | | | | | |
| 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 colspan="5"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | 1002/291 | SECRETARY HOUSING & URBAN-DEV | 09/13/1995 | 0 | No | | | | | |
| | | | | | 990/665 | RHYNE, LLOYD E & | 01/19/1995 | 77,282 | No | | | | | |
| | | | | | 918/365 | WAKUP, ROBERT L | 06/01/1993 | 77,000 | Yes | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | |
| Remove Cap | 0 | Land Value | 77,518 | 43,331 | 11% | 4,766 | Assessed | 8,257 | 808.86 | | | | | |
| Year Frozen | 0 | Improvements | 78,462 | 31,739 | | 3,491 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | 0 | 0 | Exemption | 1,000 | -98.00 | | | | | |
| TIF Project ID | 0 | Total Value | 155,980 | 75,070 | 8,257 | Total Taxable | 7,257 | 711.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660005441 | POTTS, LARRY W | 3 | 157,007 | 1000 | 7,018 | 687.00 | | | | | | | |
| 2024 | 2024-660005441 | POTTS, LARRY W | 3 | 163,754 | 1000 | 6,784 | 652.00 | | | | | | | |
| 2023 | 2023-660005441 | POTTS, LARRY W | 3 | 87,847 | 1000 | 6,557 | 614.00 | | | | | | | |
| 2022 | 2022-660005441 | POTTS, LARRY W | 3 | 66,700 | 1000 | 6,337 | 621.00 | | | | | | | |
| 2021 | 2021-660005441 | POTTS, LARRY W | 3 | 82,100 | 1000 | 8,031 | 777.00 | | | | | | | |
| 2020 | 2020-660005441 | POTTS, LARRY W | 3 | 81,298 | 1000 | 7,943 | 767.00 | | | | | | | |
| 2019 | 2019-660005441 | POTTS, LARRY W | 3 | 80,556 | 1000 | 7,861 | 760.00 | | | | | | | |
| 2018 | 2018-660005441 | POTTS, LARRY W | 3 | 87,730 | 1000 | 8,650 | 805.00 | | | | | | | |
| 2017 | 2017-660005441 | POTTS, LARRY W | 3 | 87,180 | 1000 | 8,590 | 808.00 | | | | | | | |
| 2016 | 2016-660005441 | POTTS, LARRY W | 3 | 85,832 | 1000 | 8,442 | 795.00 | | | | | | | |
| 2015 | 2015-660005441 | POTTS, LARRY W | 3 | 84,686 | 1000 | 8,315 | 789.00 | | | | | | | |
| 2014 | 2014-660005441 | POTTS, LARRY W | 3 | 87,029 | 1000 | 8,230 | 788.00 | | | | | | | |
| 2013 | 2013-660005441 | POTTS, LARRY W | 3 | 88,704 | 1000 | 7,961 | 746.00 | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1107 #1 | |
|-----------------|---------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 100624 | | |
| Non-Ag Acres | 2.3182 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 100,982.00 x .77 = 77,518 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 77,518 | | |



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| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Frame, Siding, Vinyl 50% Frame, Siding, Woc |
| Base/Total Area | 2,525 / 2,525 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 5 / 3.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1960 / 66 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 138,149 54.71 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 73,683 |
| Lot Value | 77,518 |
| Indicated Value | 151,201 59.88 Per SqFt |
| Agland Value | |
| Site Improvements | 4,779 |
| Total Value | 155,980 61.77 Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|---------------------|---|---------|
| Base Cost | 81.08 | Total Misc Impr | + | 1,767 |
| Roofing Adj | + 3.67 | Garage Cost | + | |
| Subfloor Adj | + 2.16 | Total RCN | = | 263,155 |
| Heat/Cool Adj | + 10.30 | Depreciation (72%) | - | 189,472 |
| Plumbing Adj | + 6.31 | Lump Sums | + | 0 |
| Basement Adj | + 0.00 | RCNLD | = | 73,683 |
| Adj Base Cost | = 103.52 | Lot Value | + | 77,518 |
| Total Area | x 2,525 | Indicated Value | = | 151,201 |
| Adjusted Cost | = 261,388 | Value Per SqFt | | 59.88 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|------|------|-------|-----------|------|-------|
| PRCH | SLAB PORCH - COVERED | 12945 | 12x7 | | 84 | 21.03 | | 1,767 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------------------------|-------------|-----------------------|------------|---------------------------------|--------------|
| | BARN | BARN | 0x0x0 | | | 1,368 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (65% Phys/ % Func) | RCNLD |
| | Base Cost (9.98 x 1,368) | | 13,653 | 13,653 | 8,874 | 4,779 |
| | STF | STG FAIR | 0x0x0 | | | |
| | Qual | 2 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |
| | STF | STG FAIR | 0x0x0 | | | |
| | Qual | | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |