




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 660005482 Parcel ID 000000-00-0-00708-006-0001 Cadastral ID 06-21-15-07170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310000 PITTSER, KEVIN EUGENE 19516 S 4079 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19516 S 4079 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0066. 4/20/2022</p>																									
Legal Description Lat/Long: 36.32830535 -95.74307521 LOT 1 BLOCK 6 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																				
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2336/746	PITTSER, DONALD LEO &	06/18/2013	0	4																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value 101,126	26,837	11%	2,952	Assessed	10,689	1,160.16	
Year Frozen	2009	Improvements 191,948	70,335		7,737	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	
TIF Project ID	0	Total Value 293,074	97,172		10,689	Total Taxable	9,689	1,063.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660005482	PITTSER, KEVIN EUGENE	7	282,368	1000	9,378	1,029.00	
2024	2024-660005482	PITTSER, KEVIN EUGENE	7	341,374	1000	9,076	1,016.00	
2023	2023-660005482	PITTSER, KEVIN EUGENE	7	250,600	1000	8,782	963.00	
2022	2022-660005482	PITTSER, KEVIN EUGENE	7	243,426	1000	8,497	968.00	
2021	2021-660005482	PITTSER, KEVIN EUGENE	7	218,540	1000	8,220	927.00	
2020	2020-660005482	PITTSER, KEVIN EUGENE	7	219,858	1000	7,952	896.00	
2019	2019-660005482	PITTSER, KEVIN EUGENE	7	211,185	1000	7,692	868.00	
2018	2018-660005482	PITTSER, KEVIN EUGENE	7	222,214	1000	7,439	813.00	
2017	2017-660005482	PITTSER, KEVIN EUGENE	7	220,709	1000	7,192	793.00	
2016	2016-660005482	PITTSER, KEVIN EUGENE	7	216,157	1000	6,954	769.00	
2015	2015-660005482	PITTSER, KEVIN EUGENE	7	217,463	0	7,723	842.00	
2014	2014-660005482	PITTSER, KEVIN EUGENE	7	224,360	0	7,354	809.00	
2013	2013-660005482	PITTSER, KEVIN EUGENE	7	215,486	1000	6,004	662.00	



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Lot Data		Square-Foot - NBHD 1107 #1
Lot Size		
Lot Count		
Units Buildable	193842	
Non-Ag Acres	4.4861	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	195,416.00 x .52 = 101,126	
Factor Value		
Adjustments	1.0000	
Lot Value	101,126	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	2,408 / 2,408
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,408
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	980 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	277,053	115.06	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.03	Total Misc Impr	+	68,150			
Roofing Adj	+ 4.70	Garage Cost	+	25,147			
Subfloor Adj	+ -1.09	Total RCN	=	371,277			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	211,628			
Plumbing Adj	+ 4.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,649			
Adj Base Cost	= 115.44	Lot Value	+	101,126			
Total Area	x 2,408	Indicated Value	=	260,775			
Adjusted Cost	= 277,980	Value Per SqFt		108.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,649		
Lot Value	101,126		
Indicated Value	260,775	108.30	Per SqFt
Agland Value			
Site Improvements	32,299		
Total Value	293,074	121.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	13025	10x5		50	63.39		3,170
EPSW	ENCLOSED PORCH - SOLID WALL	13026	1044		1,044	57.36		59,884



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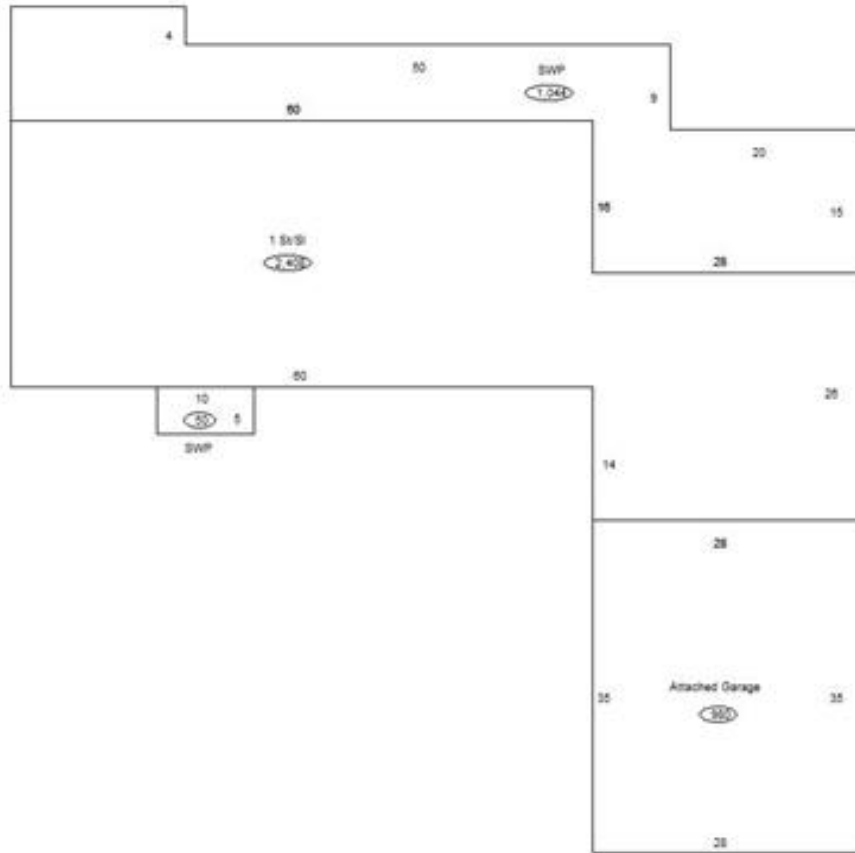
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Sketch Image

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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	2,408	1.000	2,408
2	G	1		13	Attached Garage	980	1.000	980
3	M	EPSW		13	EPSW	50	1.000	50
4	M	EPSW		13	EPSW	1,044	1.000	1,044
Total Building Area						2,408		2,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (28.71 x 1,500)	43,065	43,065	10,766	32,299