



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 660013198 Parcel ID 000000-00-0-00264-001-0077 Cadastral ID 13-21-14-02830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346959 TROUTZ, RODNEY J JR & ANGELA M 18925 WOODMERE ST OWASSO OK 74055-0000 Parcel Location Situs 18925 WOODMERE ST Subdivision DOVER POND Lot/Block 0077 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0606\IMG_0010. 6/7/2022</p>																				
Legal Description Lat/Long: 36.29623615 -95.76191863				Building Permits																				
LOT 77 BLOCK 1 DOVER POND				<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>WP R18-NEW POOL</td> <td></td> <td>10/2016</td> <td>10/2017</td> <td></td> </tr> <tr> <td>R2016 09 23 R18-NEW 500 SQ FT POOL HOUSE</td> <td></td> <td>09/2016</td> <td>10/2017</td> <td>80,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	WP R18-NEW POOL		10/2016	10/2017		R2016 09 23 R18-NEW 500 SQ FT POOL HOUSE		09/2016	10/2017	80,000
Number	Description	Opened	Closed	Amount																				
WP R18-NEW POOL		10/2016	10/2017																					
R2016 09 23 R18-NEW 500 SQ FT POOL HOUSE		09/2016	10/2017	80,000																				
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	BLOSE, JAMES M &	04/21/2025	625,000	WG															
					2038/168	BECKER, DENNIS G &	06/26/2009	350,000	YES															
					1127/828	HYATT PROPERTIES, INC	08/11/1998	39,000	Yes															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2026		Land Value	169,381	169,381	11%	18,632	Assessed	69,010 7,490.21															
Year Frozen	0		Improvements	457,985	457,985		50,378	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00															
TIF Project ID	0		Total Value	627,366	627,366		69,010	Total Taxable	69,010 7,490.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660013198	TROUTZ, RODNEY J JR &			7	536,222	0	54,126	5,875.00															
2024	2024-660013198	BLOSE, JAMES M &			7	557,767	0	51,549	5,688.00															
2023	2023-660013198	BLOSE, JAMES M &			7	510,887	0	49,094	5,302.00															
2022	2022-660013198	BLOSE, JAMES M &			7	443,965	0	46,756	5,249.00															
2021	2021-660013198	BLOSE, JAMES M &			7	404,819	0	44,530	4,944.00															
2020	2020-660013198	BLOSE, JAMES M &			7	402,493	0	44,274	4,909.00															
2019	2019-660013198	BLOSE, JAMES M &			7	386,049	0	42,465	4,711.00															
2018	2018-660013198	BLOSE, JAMES M &			7	393,713	0	43,308	4,649.00															
2017	2017-660013198	BLOSE, JAMES M &			7	325,043	0	35,755	3,874.00															
2016	2016-660013198	BLOSE, JAMES M &			7	346,798	0	38,148	4,137.00															
2015	2015-660013198	BLOSE, JAMES M &			7	337,845	0	37,163	4,055.00															
2014	2014-660013198	BLOSE, JAMES M &			7	339,405	0	36,744	4,042.00															
2013	2013-660013198	BLOSE, JAMES M &			7	322,185	0	34,994	3,778.00															



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0352 Topography Street Access Utilities Amenities LAND QUALITY 0 LAKE LOT 0 Method Square-Foot Base Lot Value 45,093.00 x 2.60 = 117,350 Factor Value Adjustments 1.4434 Lot Value 169,381		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0606\IMG_0010. 6/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,101 / 2,901
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,101
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

Cost Approach		Manual : 01/2025	
Base Cost	104.39	Total Misc Impr	+ 17,681
Roofing Adj	+ 5.16	Garage Cost	+ 29,790
Subfloor Adj	+ -3.34	Total RCN	= 432,840
Heat/Cool Adj	+ 17.38	Depreciation (19%)	- 82,240
Plumbing Adj	+ 9.25	Lump Sums	+ 2,095
Basement Adj	+ 0.00	RCNLD	= 352,695
Adj Base Cost	= 132.84	Lot Value	+ 169,381
Total Area	x 2,901	Indicated Value	= 522,076
Adjusted Cost	= 385,369	Value Per SqFt	179.96

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	456,176	157.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	69,060		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,695		
Lot Value	169,381		
Indicated Value	522,076	179.96	Per SqFt
Agland Value			
Site Improvements	29,904		
Total Value	551,980	190.27	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	31690		209	209	35.63		7,447
PRCH	SLAB PORCH - COVERED	31691		69	69	36.42		2,513
WODO	WOOD DECK - OPEN	31692	14x10		140	33.25	55%	2,095



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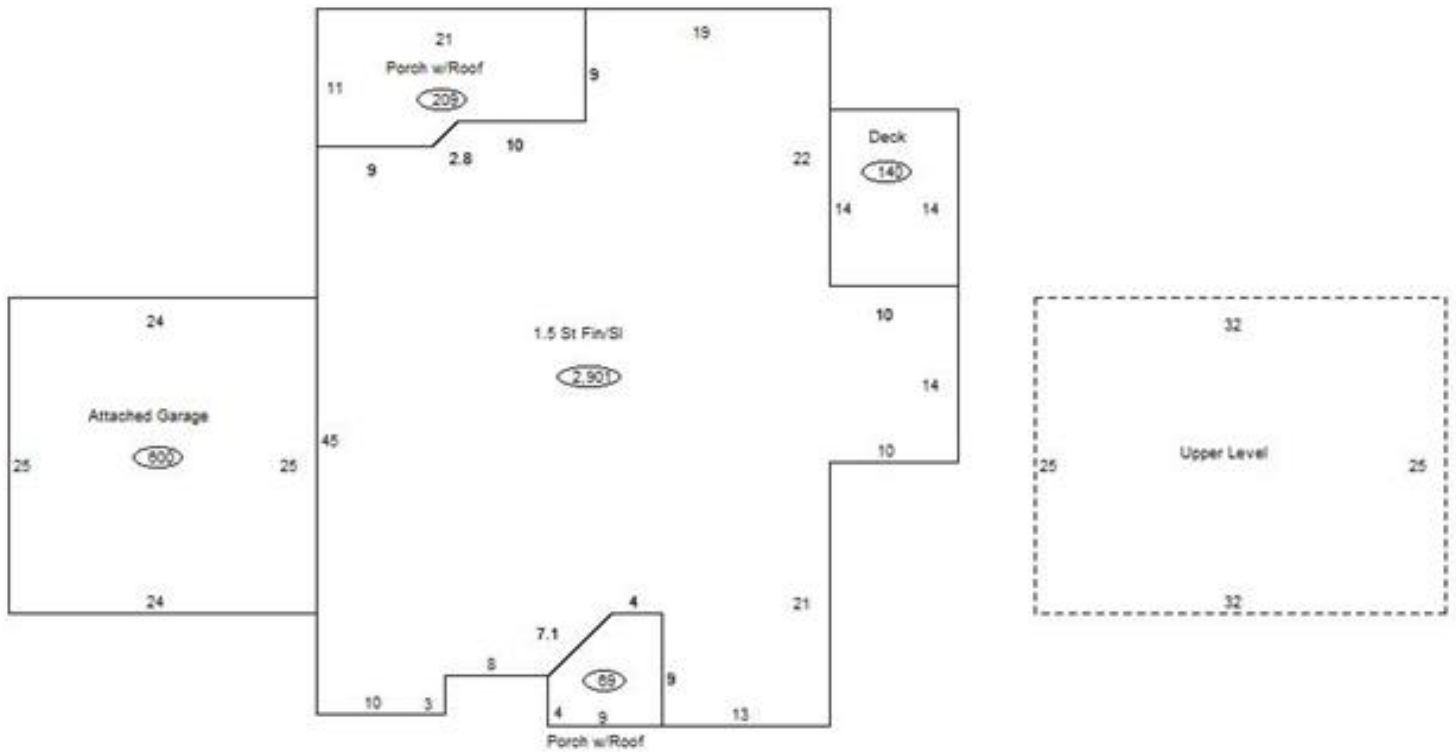
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,101	1.381	2,901
2	U	^UL	Overhang	13	Upper Level	800	1.000	800
3	G	1		13	Attached Garage	600	1.000	600
4	M	PRCH		13	SLBC	209	1.000	209
5	M	PRCH		13	SLBC	69	1.000	69
6	M	WODO		13	WODO	140	1.000	140
Total Building Area						2,101		2,901



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2017	Eff Age 4	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (21% Phys/ % Func) 6,300	RCNLD 23,700
	RPH	Res. Pool House	22x10x0			220
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	Valuation Summary Base Cost (30.00 x 220) 6,600		Modifier Total	RCN 6,600	Depr (6% Phys/ % Func) 396	RCNLD 6,204



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY LAKE LOT Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	378 / 378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	378
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,544	297.74	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	136.04	Total Misc Impr	+	13,196			
Roofing Adj	+ 7.51	Garage Cost	+				
Subfloor Adj	+ -5.83	Total RCN	=	79,354			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	3,968			
Plumbing Adj	+ 20.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,386			
Adj Base Cost	= 175.02	Lot Value	+				
Total Area	x 378	Indicated Value	=	75,386			
Adjusted Cost	= 66,158	Value Per SqFt		199.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,386		
Lot Value			
Indicated Value	75,386	199.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	75,386	199.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134643	22x19		418	31.57		13,196



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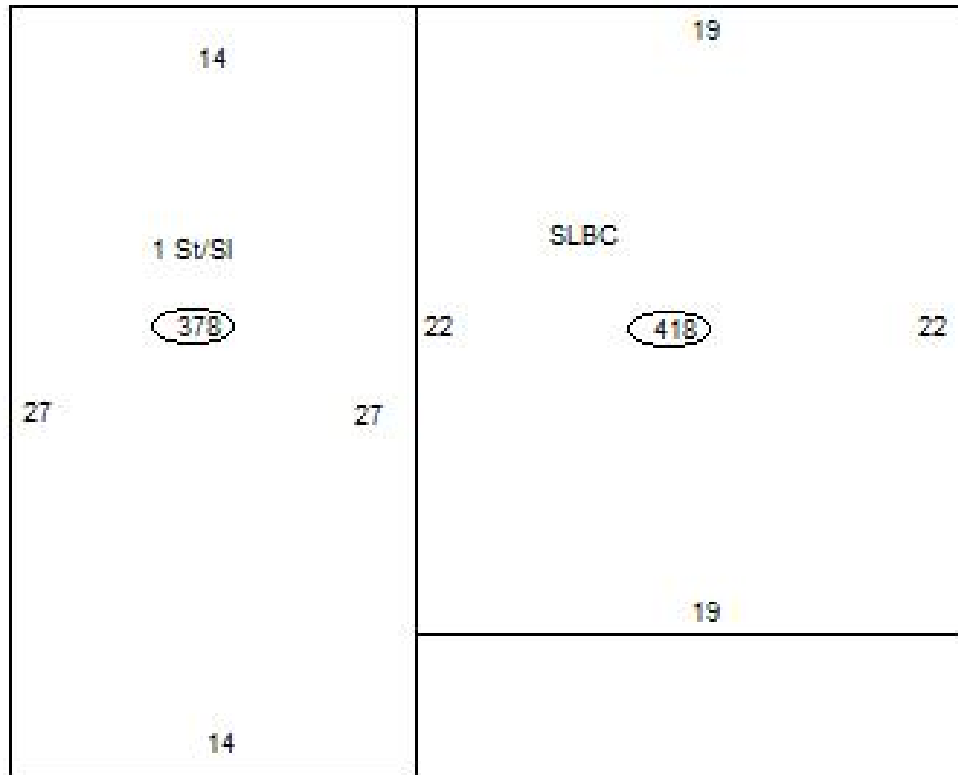
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	378	1.000	378
2	M	PRCH		10	SLBC	418	1.000	418
Total Building Area						378		378