



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 660016641 Parcel ID 000000-00-0-00264-001-0063 Cadastral ID 18-21-15-02680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333997 PIRTLE, JASON & CHRISTINE 19110 E QUEENSBOROUGH CT OWASSO OK 74055-0000 Parcel Location Situs 09911 N DOVER PL Subdivision DOVER POND Lot/Block 0063 / 0001 Parcel Size .99 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | <p>\\tsclient\T\ROB STUFF\2023-1-10\IMG_0003.JPG 1/10/2023</p> | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.29905358 -95.75806045 | | | | Building Permits | | | | | | | | | | | | | | | |
| LOT 63 BLOCK 1 DOVER POND LESS TR DESC AS BEG NE/C LOT 63; SWLY CURVE LEFT RAD 199.86 S22.3430E CENT ANG 10.0854 CHORD BEAR S17.3004W LENGTH 35.35 ARC DIST 35.40'; N77.3423W 15'; N61.1513W 27'; CURVE LEFT RAD 55' S78.5212W 70.52' A RC DIST 76.56'; N38.5937E 32.60'; N88.3647E 97.81' TO POB. | | | | <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 000234</td> <td>R23- NEW 3252 SQ FT SFR</td> <td>07/2021</td> <td>01/2023</td> <td>367,000</td> </tr> </tbody> </table> | | | | | | Number | Description | Opened | Closed | Amount | R21 000234 | R23- NEW 3252 SQ FT SFR | 07/2021 | 01/2023 | 367,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| R21 000234 | R23- NEW 3252 SQ FT SFR | 07/2021 | 01/2023 | 367,000 | | | | | | | | | | | | | | | |
| Exemptions | | | | Sale History | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | / | PARK, DOUGLAS & KAREN | 03/31/2021 | 160,000 | YES | | | | | | | | | | |
| | | | | | 1652/546 | UNRUH, DONALD R & BARBARA-ANN | 01/21/2005 | 130,000 | YES | | | | | | | | | | |
| | | | | | 1227/59 | SCHNEIDER, ROBERT L & | 05/01/2000 | 125,000 | Yes | | | | | | | | | | |
| | | | | | 1005/724 | LAY, HARRY P & | 10/19/1995 | 65,000 | Yes | | | | | | | | | | |
| | | | | | 949/150 | TEN KLEI, FREDERICK J M | 03/08/1994 | 56,000 | Yes | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | | | | | | | | | | |
| Remove Cap | 2022 | | Land Value | 89,175 | 89,175 | 11% | 9,809 | Assessed | 62,128 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements | 475,631 | 475,631 | | 52,319 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 564,806 | 564,806 | | 62,128 | Total Taxable | 62,128 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660016641 | PIRTLE, JASON & CHRISTINE | | | 7 | 546,274 | 0 | 59,751 | 6,485.00 | | | | | | | | | | |
| 2024 | 2024-660016641 | PIRTLE, JASON & CHRISTINE | | | 7 | 517,320 | 0 | 56,905 | 6,280.00 | | | | | | | | | | |
| 2023 | 2023-660016641 | PIRTLE, JASON & CHRISTINE | | | 7 | 160,000 | 0 | 17,600 | 1,900.00 | | | | | | | | | | |
| 2022 | 2022-660016641 | PIRTLE, JASON & CHRISTINE | | | 7 | 160,000 | 0 | 17,600 | 1,975.00 | | | | | | | | | | |
| 2021 | 2021-660016641 | PIRTLE, JASON & CHRISTINE | | | 7 | 125,000 | 0 | 13,750 | 1,526.00 | | | | | | | | | | |
| 2020 | 2020-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,524.00 | | | | | | | | | | |
| 2019 | 2019-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,525.00 | | | | | | | | | | |
| 2018 | 2018-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,476.00 | | | | | | | | | | |
| 2017 | 2017-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,489.00 | | | | | | | | | | |
| 2016 | 2016-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,491.00 | | | | | | | | | | |
| 2015 | 2015-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,500.00 | | | | | | | | | | |
| 2014 | 2014-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,512.00 | | | | | | | | | | |
| 2013 | 2013-660016641 | PARK, DOUGLAS & | | | 7 | 125,000 | 0 | 13,750 | 1,484.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1027 #1 | Primary Image |
|-----------------|------------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | | |
| Non-Ag Acres | 0.2613 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY 0 LAKE LOT 0 | |
| Method | Square-Foot | |
| Base Lot Value | 33,651.00 x 2.65 = 89,175 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 89,175 | |

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Stone |
| Base/Total Area | 2,345 / 3,203 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,345 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 3.0 / 1.0 |
| Basement Area | |
| Garage Type | 741 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2023 / 2 |



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

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 472,380 | 147.48 | Per SqFt |

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

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|--------------------|---|------------------|--|--|--|
| Base Cost | 105.70 | Total Misc Impr | + | 25,945 | | | |
| Roofing Adj | + 4.30 | Garage Cost | + | 42,170 | | | |
| Subfloor Adj | + -3.38 | Total RCN | = | 485,338 | | | |
| Heat/Cool Adj | + 16.31 | Depreciation (2%) | - | 9,707 | | | |
| Plumbing Adj | + 7.33 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 475,631 | | | |
| Adj Base Cost | = 130.26 | Lot Value | + | 89,175 | | | |
| Total Area | x 3,203 | Indicated Value | = | 564,806 | | | |
| Adjusted Cost | = 417,223 | Value Per SqFt | | 176.34 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 475,631 | | |
| Lot Value | 89,175 | | |
| Indicated Value | 564,806 | 176.34 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 564,806 | 176.34 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 156199 | 8x4 | | 32 | 33.09 | | 1,059 |
| PRCH | Slab Porch - Covered | 156200 | 24x8 | | 192 | 32.30 | | 6,202 |
| FPR1 | Fireplace - Residential 1 Story | | | 2 | 2 | 7,243.87 | | 14,488 |
| ODFP | Outdoor Fireplace/Firepit | | | 1 | 1 | 4,196.11 | | 4,196 |

