



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 660079266 Parcel ID 000000-00-0-00163-001-0093 Cadastral ID 18-21-15-03830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321739 PRIEST, JOHN T & ASHLEY 19779 E CLEAR BROOK RD OWASSO OK 74055-0000 Parcel Location Situs 19779 E CLEAR BROOK RD Subdivision CLEAR BROOK Lot/Block 0093 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2018-09-18\IMG_0002.JPG 9/19/2018</p>														
Legal Description Lot/Long: 36.29701537 -95.75341251																			
LOT 93 CLEAR BROOK					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>R13</td> <td>R13-POOL</td> <td>12/2010</td> <td>09/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-POOL	12/2010	09/2012	
Number	Description	Opened	Closed	Amount															
R13	R13-POOL	12/2010	09/2012																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2641/792	PHILLIPS, EDGAR R &	06/19/2017	1,200,000	YES										
H	Homestead	No	1,000		1935/475	HYATT PROPERTIES, INC	02/04/2008	110,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2018		Land Value 150,493	128,327	11%	14,116	Assessed	169,483	18,395.35										
Year Frozen	0		Improvements 1,448,520	1,412,427		155,367	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 1,599,013	1,540,754		169,483	Total Taxable	168,483	18,298.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660079266	PRIEST, JOHN T & ASHLEY			7	1,547,360	1000	163,547	17,762.00										
2024	2024-660079266	PRIEST, JOHN T & ASHLEY			7	1,615,706	1000	158,755	17,533.00										
2023	2023-660079266	PRIEST, JOHN T & ASHLEY			7	1,492,810	1000	154,101	16,656.00										
2022	2022-660079266	PRIEST, JOHN T & ASHLEY			7	1,483,827	1000	149,584	16,805.00										
2021	2021-660079266	PRIEST, JOHN T & ASHLEY			7	1,329,070	0	146,198	16,231.00										
2020	2020-660079266	PRIEST, JOHN T & ASHLEY			7	1,306,942	0	143,034	15,860.00										
2019	2019-660079266	PRIEST, JOHN T & ASHLEY			7	1,238,388	0	136,223	15,114.00										
2018	2018-660079266	PRIEST, JOHN T & ASHLEY			7	1,272,985	0	140,028	15,034.00										
2017	2017-660079266	PRIEST, JOHN T & ASHLEY			7	1,448,449	1000	154,812	16,787.00										
2016	2016-660079266	PHILLIPS, EDGAR R &			7	1,406,363	1000	150,274	16,308.00										
2015	2015-660079266	PHILLIPS, EDGAR R &			7	1,361,374	1000	145,868	15,930.00										
2014	2014-660079266	PHILLIPS, EDGAR R &			7	1,376,480	1000	141,591	15,589.00										
2013	2013-660079266	PHILLIPS, EDGAR R &			7	1,288,637	1000	137,438	14,852.00										




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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.6439 Topography Street Access Utilities Amenities LAND QUALITY 0 LAKE LOT 0 Method Square-Foot Base Lot Value 71,607.00 x 2.10 = 150,493 Factor Value Adjustments 1.0000 Lot Value 150,493		 <p>\\tsclient\C\Users\rln\Pictures\2018-09-18\IMG_0002.JPG 9/19/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Stucco
Base/Total Area	5,341 / 9,634
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,341
Fixture/RghIn	24 /
Bed/F/H Bath	6 / 7.0 /
Basement Area	
Garage Type	1,659 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	1,565,474	162.49	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.75	Total Misc Impr	+ 106,251				
Roofing Adj	+ 3.61	Garage Cost	+ 108,333				
Subfloor Adj	+ -3.37	Total RCN	= 1,548,989				
Heat/Cool Adj	+ 20.10	Depreciation (10%)	- 154,899				
Plumbing Adj	+ 5.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 1,394,090				
Adj Base Cost	= 138.51	Lot Value	+ 150,493				
Total Area	x 9,634	Indicated Value	= 1,544,583				
Adjusted Cost	= 1,334,405	Value Per SqFt	160.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,394,090		
Lot Value	150,493		
Indicated Value	1,544,583	160.33	Per SqFt
Agland Value			
Site Improvements	54,430		
Total Value	1,599,013	165.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	8,928.49		26,785
PRCH	SLAB PORCH - COVERED	95336		139	139	45.22		6,286
PRCH	SLAB PORCH - COVERED	95337	43x4		172	44.94		7,730
PATO	SLAB PORCH - OPEN	95338	614		614	12.76		7,835
PRCH	SLAB PORCH - COVERED	95339	1424		1,424	40.46		57,615



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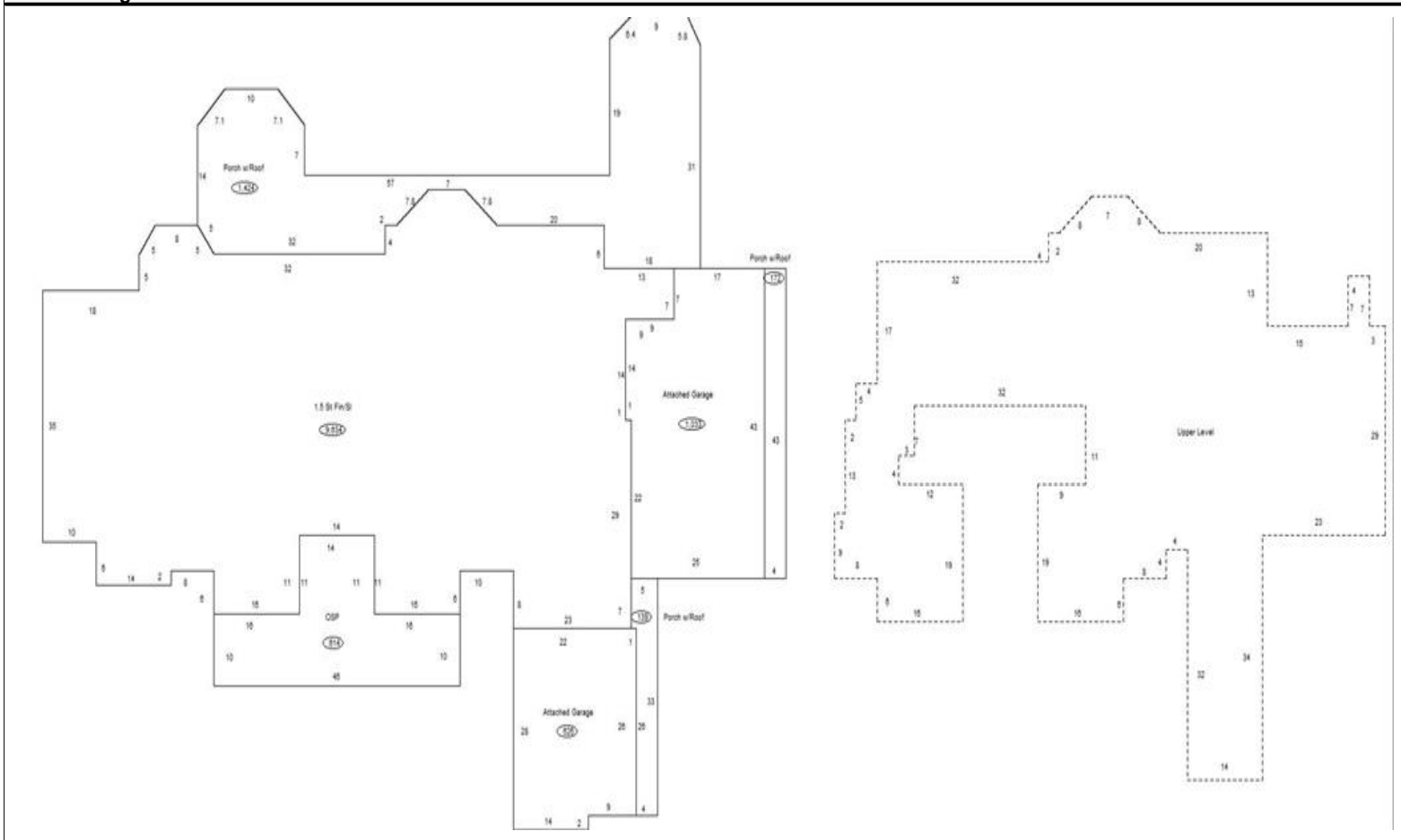
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Sketch Image

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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	5,341	1.804	9,634
2	G	1		13	Attached Garage	626	1.000	626
3	G	1		13	Attached Garage	1,033	1.000	1,033
4	U	^UL	Overhang	13	Upper Level	4,293	1.000	4,293
5	M	PRCH		13	SLBC	139	1.000	139
6	M	PRCH		13	SLBC	172	1.000	172
7	M	PATO		13	Open Slab	614	1.000	614
8	M	PRCH		13	SLBC	1,424	1.000	1,424
Total Building Area						5,341		9,634



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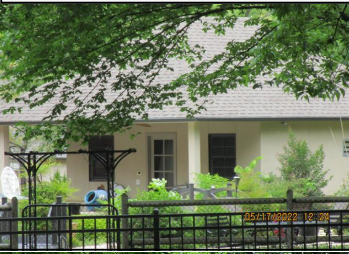


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	RPH	Res. Pool House	20x20x0			400	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
		Base Cost (25.00 x 400)	10,000		10,000	1,400	8,600
	PRCH	SLAB PORCH - COVERED	0x0x0			160	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (26.43 x 160)	4,229		4,229	2,199	2,030
	SG	SWIM-GUNITE	0x0x0			2	
	Qual	6	Cond 6	Year 2011	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 2)	60,000		60,000	16,200	43,800