



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:25:29  
 Page 1

Assessment Data					Primary Image				
<b>Account</b> 660079286 <b>Parcel ID</b> 000000-00-0-00163-001-0113 <b>Cadastral ID</b> 18-21-15-04030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 338281 POLLARD, LAURA & COURTNEY  19728 E WOODHAVEN RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19728 E WOODHAVEN RD <b>Subdivision</b> CLEAR BROOK <b>Lot/Block</b> 0113 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 15 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS									
<b>Legal Description</b> Lot/Long: 36.29436230 -95.75304286 LOT 113 CLEAR BROOK									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2012 10 21 8859	R14-NEW 2166 SQ FT MOTHER IN LAV R14-NEW POOL W/HEAT	10/2012 10/2012	08/2013 08/2013	210,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	GASTON, HUGH L III & DODSON & ASSOCIATES INC	05/03/2022	880,000	YES
					1994/915	DODSON & ASSOCIATES INC	12/01/2008	700,000	YES
					1957/672	HYATT PROPERTIES, INC	05/30/2008	107,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023	Land Value 139,929	91,442	11%	10,059	Assessed	105,776	11,480.72	
Year Frozen	0	Improvements 1,084,530	870,157		95,717	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value 1,224,459	961,599		105,776	Total Taxable	104,776	11,383.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660079286	POLLARD, LAURA & COURTNEY	7	1,187,748	1000	101,696	11,048.00		
2024	2024-660079286	POLLARD, LAURA & COURTNEY	7	1,096,299	1000	98,704	10,906.00		
2023	2023-660079286	POLLARD, LAURA & COURTNEY	7	880,000	1000	95,800	10,359.00		
2022	2022-660079286	POLLARD, LAURA & COURTNEY	7	1,028,834	0	113,172	12,703.00		
2021	2021-660079286	GASTON, HUGH L III &	7	1,034,489	0	113,794	12,633.00		
2020	2020-660079286	GASTON, HUGH L III &	7	1,028,216	0	113,104	12,541.00		
2019	2019-660079286	GASTON, HUGH L III &	7	1,012,284	0	111,351	12,354.00		
2018	2018-660079286	GASTON, HUGH L III &	7	1,022,444	0	112,469	12,075.00		
2017	2017-660079286	GASTON, HUGH L III &	7	1,018,762	0	112,064	12,141.00		
2016	2016-660079286	GASTON, HUGH L III &	7	1,009,823	0	111,081	12,044.00		
2015	2015-660079286	GASTON, HUGH L III &	7	998,977	0	109,887	11,990.00		
2014	2014-660079286	GASTON, HUGH L III &	7	999,967	0	109,996	12,100.00		
2013	2013-660079286	GASTON, HUGH L III &	7	798,573	0	80,850	8,729.00		



# Rogers

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Date 04/17/2026  
Time 16:25:29  
Page 2

Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1147 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 LAKE LOT 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,554.00 x 2.51 = 121,677 <b>Factor Value</b> <b>Adjustments</b> 1.1500 <b>Lot Value</b> 139,929		 <p>05/18/2022 10:16</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0038. 5/18/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	6 - Excellent
<b>Architecture</b>	R1 Res Nbhd 1
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	3,131 / 5,592
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,131
<b>Fixture/RghIn</b>	19 /
<b>Bed/F/H Bath</b>	5 / 4.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	652 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2008 / 14

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	961,120 171.87 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	816,206
<b>Lot Value</b>	139,929
<b>Indicated Value</b>	956,135 170.98 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	20,100
<b>Total Value</b>	976,235 174.58 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	115.79	<b>Total Misc Impr</b>	+	23,408
<b>Roofing Adj</b>	+ 4.20	<b>Garage Cost</b>	+	53,379
<b>Subfloor Adj</b>	+ -4.88	<b>Total RCN</b>	=	887,180
<b>Heat/Cool Adj</b>	+ 21.74	<b>Depreciation ( 8%)</b>	-	70,974
<b>Plumbing Adj</b>	+ 8.07	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	816,206
<b>Adj Base Cost</b>	= 144.92	<b>Lot Value</b>	+	139,929
<b>Total Area</b>	x 5,592	<b>Indicated Value</b>	=	956,135
<b>Adjusted Cost</b>	= 810,393	<b>Value Per SqFt</b>		170.98

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	95421	13x6		78	46.71		3,643
PRCH	SLAB PORCH - COVERED	95422	14x10		140	46.31		6,483
PATO	SLAB PORCH - OPEN	95423	10x4		40	18.02		721
PRCH	SLAB PORCH - COVERED	95424	62		62	46.82		2,903



# Rogers

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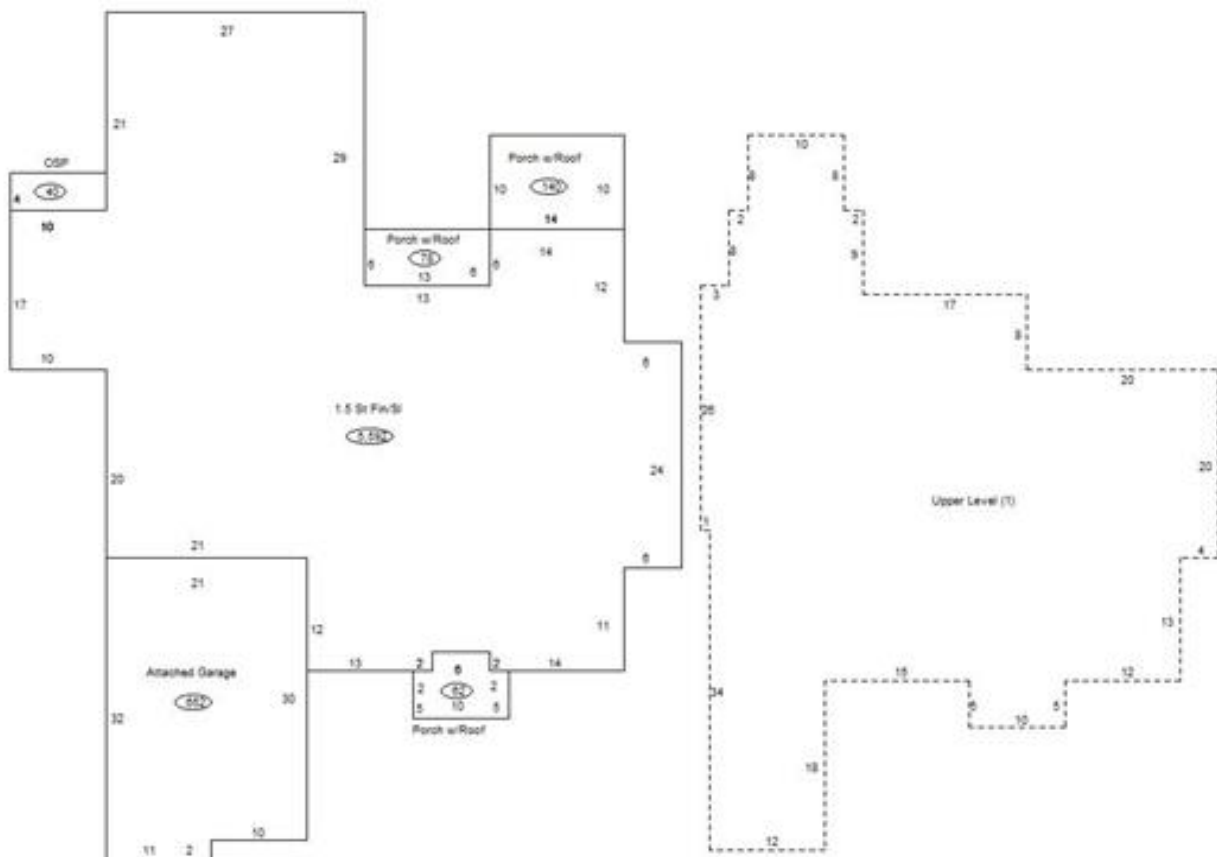
Date 04/17/2026

Time 16:25:29

Page 3

### Sketch Image

660079286



### 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	3,131	1.786	5,592
2	G	1		13	Attached Garage	652	1.000	652
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PATO		13	Open Slab	40	1.000	40
6	M	PRCH		13	SLBC	62	1.000	62
7	U	^UL		13	Upper Level (1)	2,461	1.000	2,461
<b>Total Building Area</b>						<b>3,131</b>		<b>5,592</b>



# Rogers


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Date 04/17/2026  
Time 16:25:30  
Page 4

660079286

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2013	Eff Age 6	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:25:30  
 Page 5

Lot Data		-
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method		
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,253 / 2,361
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,253
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	573 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	292,657	123.95	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	85.11	Total Misc Impr	+ 8,583
Roofing Adj	+ 2.58	Garage Cost	+ 17,711
Subfloor Adj	+ -1.22	Total RCN	= 275,804
Heat/Cool Adj	+ 12.64	Depreciation ( 10%)	- 27,580
Plumbing Adj	+ 6.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,224
Adj Base Cost	= 105.68	Lot Value	+ 248,224
Total Area	x 2,361	Indicated Value	= 248,224
Adjusted Cost	= 249,510	Value Per SqFt	105.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,224		
Lot Value			
Indicated Value	248,224	105.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,224	105.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117346	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	117347	184		184	26.35		4,848
PRCH	SLAB PORCH - COVERED	117349	14x7		98	26.62		2,609



# Rogers

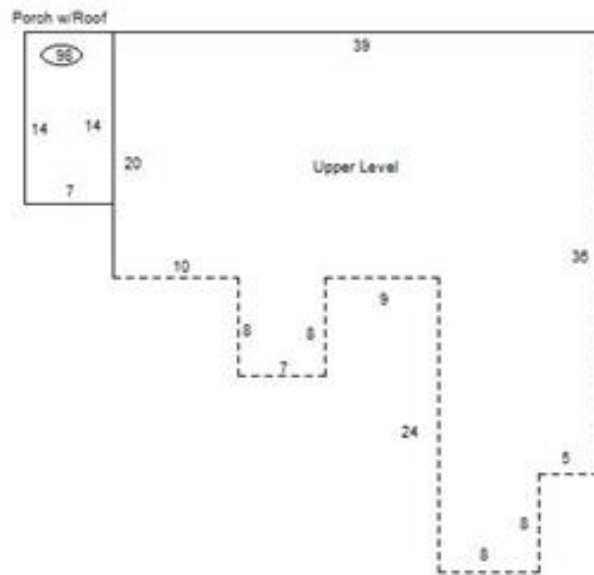
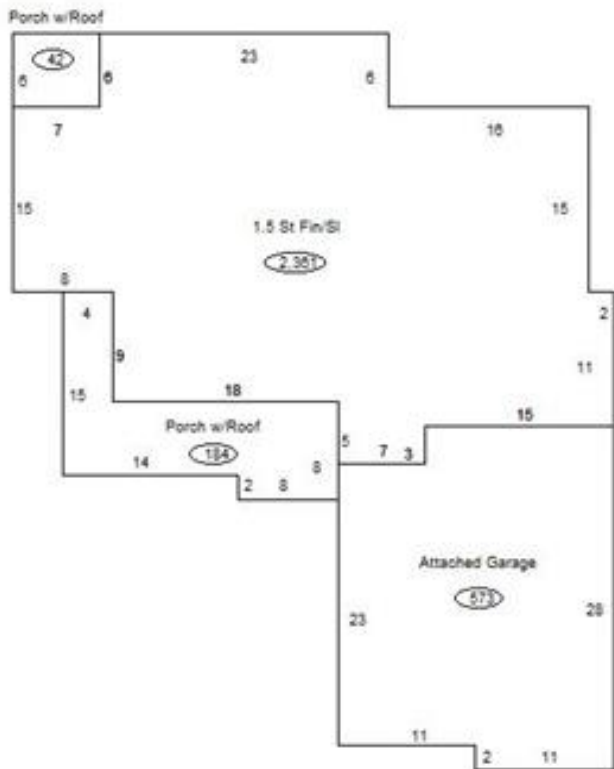
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Date 04/17/2026  
 Time 16:25:30  
 Page 6

### Sketch Image

660079286



### 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/Sl	1,253	1.884	2,361
2	U	^UL		13	Upper Level	1,108	1.000	1,108
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	184	1.000	184
5	G	1		13	Attached Garage	573	1.000	573
6	M	PRCH		13	SLBC	98	1.000	98
<b>Total Building Area</b>						1,253		2,361