



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 660081571 Parcel ID 000000-00-0-00826-002-0029 Cadastral ID 25-21-14-02870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 306510 KELTNER, NATHAN J & ANNA M 19270 E 79TH ST N OWASSO OK 74055-0000																																																						
Parcel Location Situs 19270 79TH ST Subdivision TIMBER GATE Lot/Block 0029 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 14 / 5 Neighborhood 1075 - R-V01-NW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.26803848 -95.75864525					Building Permits																																																	
LOT 29 BLOCK 2 TIMBER GATE					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2230/100	KINKEAD, JOSEPH &	02/17/2012	392,000	YES																																													
					1986/668	HOFFMAN, MICHAEL &	10/23/2008	382,500	YES																																													
					1922/677	PDC PROPERTIES LLC	11/30/2007	385,000	YES																																													
					1841/877	SOKOLOSKY, PHYLLIS & D M	10/23/2006	59,500	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 79,382</td> <td>79,382</td> <td>11%</td> <td>8,732</td> <td>Assessed</td> <td>55,658</td> <td>6,041.01</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 426,601</td> <td>426,601</td> <td></td> <td>46,926</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 505,983</td> <td>505,983</td> <td></td> <td>55,658</td> <td>Total Taxable</td> <td>55,658</td> <td>6,041.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2013	Land Value 79,382	79,382	11%	8,732	Assessed	55,658	6,041.01	Year Frozen	0	Improvements 426,601	426,601		46,926	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 505,983	505,983		55,658	Total Taxable	55,658	6,041.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660081571	KELTNER, NATHAN J &	7	489,572	0	53,853	5,845.00																																															
2024	2024-660081571	KELTNER, NATHAN J &	7	511,285	0	56,241	6,206.00																																															
2023	2023-660081571	KELTNER, NATHAN J &	7	522,404	0	56,065	6,055.00																																															
2022	2022-660081571	KELTNER, NATHAN J &	7	513,305	0	53,395	5,993.00																																															
2021	2021-660081571	KELTNER, NATHAN J &	7	462,294	0	50,853	5,646.00																																															
2020	2020-660081571	KELTNER, NATHAN J &	7	455,150	0	50,067	5,551.00																																															
2019	2019-660081571	KELTNER, NATHAN J &	7	437,914	0	48,171	5,345.00																																															
2018	2018-660081571	KELTNER, NATHAN J &	7	448,242	0	49,307	5,293.00																																															
2017	2017-660081571	KELTNER, NATHAN J &	7	444,778	0	48,926	5,301.00																																															
2016	2016-660081571	KELTNER, NATHAN J &	7	433,966	0	47,737	5,176.00																																															
2015	2015-660081571	KELTNER, NATHAN J &	7	421,649	0	46,382	5,060.00																																															
2014	2014-660081571	KELTNER, NATHAN J &	7	417,080	0	45,454	5,000.00																																															
2013	2013-660081571	KELTNER, NATHAN J &	7	393,540	0	43,290	4,673.00																																															



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Lot Data	Square-Foot - NBHD 1075 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1631	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,667.00 x 1.57 = 79,382	
Factor Value		
Adjustments	1.0000	
Lot Value	79,382	

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, Masonry
Base/Total Area	2,106 / 3,470
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,106
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	875 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	476,732	137.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	550,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.01	Total Misc Impr	+	24,568			
Roofing Adj	+ 3.64	Garage Cost	+	39,743			
Subfloor Adj	+ -2.80	Total RCN	=	496,048			
Heat/Cool Adj	+ 16.31	Depreciation (14%)	-	69,447			
Plumbing Adj	+ 7.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	426,601			
Adj Base Cost	= 124.42	Lot Value	+	79,382			
Total Area	x 3,470	Indicated Value	=	505,983			
Adjusted Cost	= 431,737	Value Per SqFt		145.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,601		
Lot Value	79,382		
Indicated Value	505,983	145.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	505,983	145.82	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	98876		174	174	32.42		5,641
PRCH	SLAB PORCH - COVERED	98877	10x4		40	33.07		1,323
PATO	SLAB PORCH - OPEN	122037		961	961	10.78		10,360



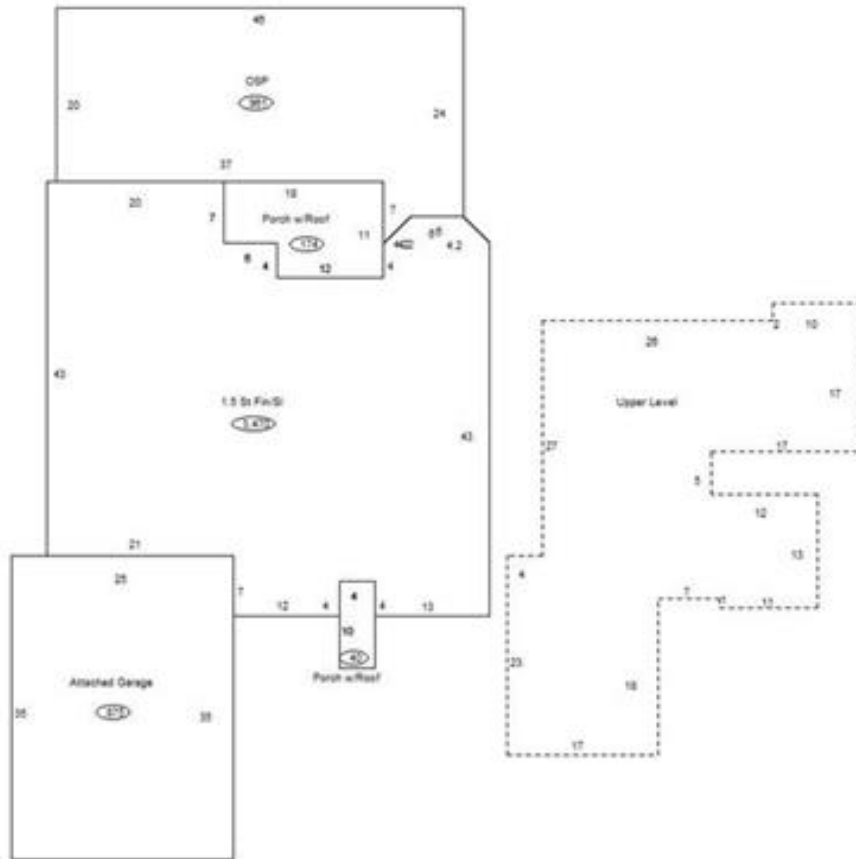
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Sketch Image

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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	2,106	1.648	3,470
2	U	^UL	Overhang	13	Upper Level	1,364	1.000	1,364
3	G	1		13	Attached Garage	875	1.000	875
4	M	PRCH		13	SLBC	174	1.000	174
5	M	PRCH		13	SLBC	40	1.000	40
6	M	PATO		13	Open Slab	961	1.000	961
Total Building Area						2,106		3,470