



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:38:15  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095900 <b>Parcel ID</b> 000000-00-0-00673-001-0006 <b>Cadastral ID</b> 31-21-15-04600 <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> 315908 SAMPLE, DANIEL & VIRGINIA  19401 E 70TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19401 E 70TH ST N <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.25579898 -95.75803455 RIDGE, THE BLOCK 1 LOT 6																																																																																																																	
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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 2015 12 17R17-NEW POOL</td> <td></td> <td>12/2015</td> <td>07/2016</td> <td></td> </tr> <tr> <td>R2014 11 13 R16-NEW 2946 SQ FT SFR</td> <td></td> <td>11/2014</td> <td>08/2015</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2015 12 17R17-NEW POOL		12/2015	07/2016		R2014 11 13 R16-NEW 2946 SQ FT SFR		11/2014	08/2015	240,000																																																																															
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																																													
Number	Description	Opened	Closed	Amount																																																																																																													
WP 2015 12 17R17-NEW POOL		12/2015	07/2016																																																																																																														
R2014 11 13 R16-NEW 2946 SQ FT SFR		11/2014	08/2015	240,000																																																																																																													
<b>Parcel Valuation</b> <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>2016</td> <td>Land Value 65,997</td> <td>65,610</td> <td>11%</td> <td>7,217</td> <td>Assessed</td> <td>53,176</td> <td>5,771.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 428,893</td> <td>417,814</td> <td></td> <td>45,959</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 494,890</td> <td>483,424</td> <td></td> <td>53,176</td> <td>Total Taxable</td> <td>52,176</td> <td>5,674.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2016	Land Value 65,997	65,610	11%	7,217	Assessed	53,176	5,771.62	Year Frozen	0	Improvements 428,893	417,814		45,959	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 494,890	483,424		53,176	Total Taxable	52,176	5,674.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2492/163</td> <td>EXECUTIVE HOMES LLC</td> <td>07/21/2015</td> <td>370,000</td> <td>YES</td> </tr> <tr> <td>2444/88</td> <td>KNEES SHALL BOW LLC</td> <td>11/10/2014</td> <td>0</td> <td>4</td> </tr> <tr> <td>2437/143</td> <td>KNEES SHALL BOW LLC</td> <td>09/02/2014</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2492/163	EXECUTIVE HOMES LLC	07/21/2015	370,000	YES	2444/88	KNEES SHALL BOW LLC	11/10/2014	0	4	2437/143	KNEES SHALL BOW LLC	09/02/2014	0	4																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																									
Remove Cap	2016	Land Value 65,997	65,610	11%	7,217	Assessed	53,176	5,771.62																																																																																																									
Year Frozen	0	Improvements 428,893	417,814		45,959	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																									
TIF Project ID	0	Total Value 494,890	483,424		53,176	Total Taxable	52,176	5,674.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
2492/163	EXECUTIVE HOMES LLC	07/21/2015	370,000	YES																																																																																																													
2444/88	KNEES SHALL BOW LLC	11/10/2014	0	4																																																																																																													
2437/143	KNEES SHALL BOW LLC	09/02/2014	0	4																																																																																																													
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>479,097</td><td>1000</td><td>50,628</td><td>5,506.00</td></tr> <tr><td>2024</td><td>2024-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>507,829</td><td>1000</td><td>49,124</td><td>5,435.00</td></tr> <tr><td>2023</td><td>2023-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>486,106</td><td>1000</td><td>47,664</td><td>5,162.00</td></tr> <tr><td>2022</td><td>2022-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>466,933</td><td>1000</td><td>46,247</td><td>5,206.00</td></tr> <tr><td>2021</td><td>2021-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>420,535</td><td>1000</td><td>44,871</td><td>4,996.00</td></tr> <tr><td>2020</td><td>2020-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>413,675</td><td>1000</td><td>43,535</td><td>4,841.00</td></tr> <tr><td>2019</td><td>2019-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>393,070</td><td>1000</td><td>42,238</td><td>4,700.00</td></tr> <tr><td>2018</td><td>2018-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>404,103</td><td>1000</td><td>42,253</td><td>4,551.00</td></tr> <tr><td>2017</td><td>2017-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>400,191</td><td>1000</td><td>40,994</td><td>4,456.00</td></tr> <tr><td>2016</td><td>2016-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>370,642</td><td>0</td><td>40,771</td><td>4,421.00</td></tr> <tr><td>2015</td><td>2015-660095900</td><td>SAMPLE, DANIEL &amp; VIRGINIA</td><td>7</td><td>9,770</td><td>0</td><td>1,075</td><td>117.00</td></tr> <tr><td>2014</td><td>2014-660095900</td><td>KNEES SHALL BOW LLC</td><td>7</td><td>9,770</td><td>0</td><td>1,075</td><td>118.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095900	SAMPLE, DANIEL & VIRGINIA	7	479,097	1000	50,628	5,506.00	2024	2024-660095900	SAMPLE, DANIEL & VIRGINIA	7	507,829	1000	49,124	5,435.00	2023	2023-660095900	SAMPLE, DANIEL & VIRGINIA	7	486,106	1000	47,664	5,162.00	2022	2022-660095900	SAMPLE, DANIEL & VIRGINIA	7	466,933	1000	46,247	5,206.00	2021	2021-660095900	SAMPLE, DANIEL & VIRGINIA	7	420,535	1000	44,871	4,996.00	2020	2020-660095900	SAMPLE, DANIEL & VIRGINIA	7	413,675	1000	43,535	4,841.00	2019	2019-660095900	SAMPLE, DANIEL & VIRGINIA	7	393,070	1000	42,238	4,700.00	2018	2018-660095900	SAMPLE, DANIEL & VIRGINIA	7	404,103	1000	42,253	4,551.00	2017	2017-660095900	SAMPLE, DANIEL & VIRGINIA	7	400,191	1000	40,994	4,456.00	2016	2016-660095900	SAMPLE, DANIEL & VIRGINIA	7	370,642	0	40,771	4,421.00	2015	2015-660095900	SAMPLE, DANIEL & VIRGINIA	7	9,770	0	1,075	117.00	2014	2014-660095900	KNEES SHALL BOW LLC	7	9,770	0	1,075	118.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095900	SAMPLE, DANIEL & VIRGINIA	7	479,097	1000	50,628	5,506.00																																																																																																										
2024	2024-660095900	SAMPLE, DANIEL & VIRGINIA	7	507,829	1000	49,124	5,435.00																																																																																																										
2023	2023-660095900	SAMPLE, DANIEL & VIRGINIA	7	486,106	1000	47,664	5,162.00																																																																																																										
2022	2022-660095900	SAMPLE, DANIEL & VIRGINIA	7	466,933	1000	46,247	5,206.00																																																																																																										
2021	2021-660095900	SAMPLE, DANIEL & VIRGINIA	7	420,535	1000	44,871	4,996.00																																																																																																										
2020	2020-660095900	SAMPLE, DANIEL & VIRGINIA	7	413,675	1000	43,535	4,841.00																																																																																																										
2019	2019-660095900	SAMPLE, DANIEL & VIRGINIA	7	393,070	1000	42,238	4,700.00																																																																																																										
2018	2018-660095900	SAMPLE, DANIEL & VIRGINIA	7	404,103	1000	42,253	4,551.00																																																																																																										
2017	2017-660095900	SAMPLE, DANIEL & VIRGINIA	7	400,191	1000	40,994	4,456.00																																																																																																										
2016	2016-660095900	SAMPLE, DANIEL & VIRGINIA	7	370,642	0	40,771	4,421.00																																																																																																										
2015	2015-660095900	SAMPLE, DANIEL & VIRGINIA	7	9,770	0	1,075	117.00																																																																																																										
2014	2014-660095900	KNEES SHALL BOW LLC	7	9,770	0	1,075	118.00																																																																																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:38:15  
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.505		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,999.00 x 3.00 = 65,997		
Factor Value			
Adjustments	1.0000		
Lot Value	65,997		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0628\IMG\_0009. 6/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,427 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	722 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	457,994	153.90 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	566,730	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	398,893		
Lot Value	65,997		
Indicated Value	464,890	156.21	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	494,890	166.29	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.60	Total Misc Impr	+ 15,305
Roofing Adj	+ 4.76	Garage Cost	+ 32,793
Subfloor Adj	+ -3.76	Total RCN	= 433,579
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 34,686
Plumbing Adj	+ 9.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 398,893
Adj Base Cost	= 129.53	Lot Value	+ 65,997
Total Area	x 2,976	Indicated Value	= 464,890
Adjusted Cost	= 385,481	Value Per SqFt	156.21

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124093	40		40	33.07		1,323
PRCH	SLAB PORCH - COVERED	124094	444		444	31.49		13,982



# Rogers

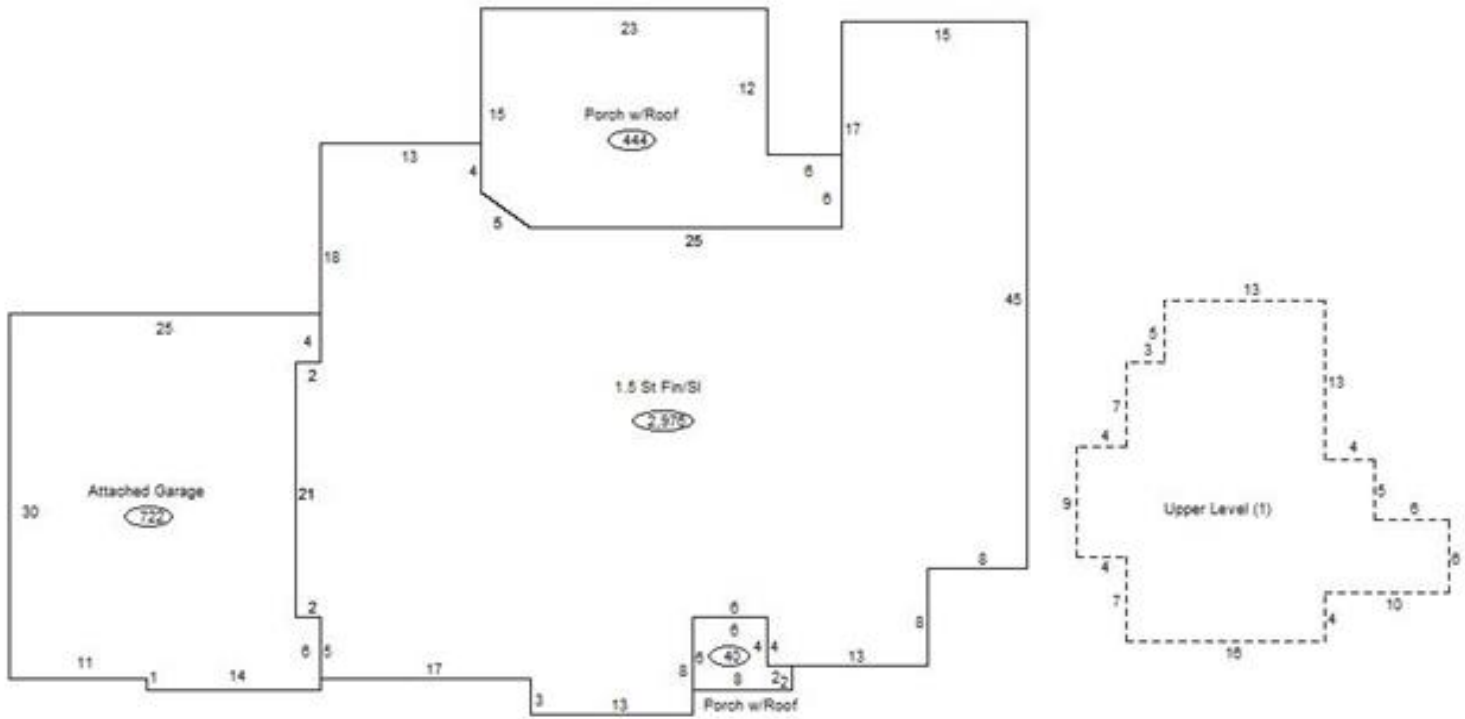
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:38:15  
 Page 3

Sketch Image

660095900



### 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	2,427	1.226	2,976
2	U	^UL		13	Upper Level (1)	549	1.000	549
3	G	1		13	Attached Garage	722	1.000	722
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	444	1.000	444
<b>Total Building Area</b>						<b>2,427</b>		<b>2,976</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:38:15  
Page 4

660095900

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2016	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000