



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:39:30
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095940 Parcel ID 000000-00-0-00673-004-0003 Cadastral ID 31-21-15-05000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347221 SHARP, MATTHEW & KATHERINE 19440 E 69TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19440 E 69TH ST N Subdivision RIDGE, THE Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.25336629 -95.75703932 RIDGE, THE BLOCK 4 LOT 3																																																																																																																	
Exemptions <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>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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>R2014 02 26</td> <td>R15-NEW 2461 SQ FT SFR</td> <td>02/2014</td> <td>11/2014</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 02 26	R15-NEW 2461 SQ FT SFR	02/2014	11/2014	175,000																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	No	1,000																																																																																																														
Number	Description	Opened	Closed	Amount																																																																																																													
R2014 02 26	R15-NEW 2461 SQ FT SFR	02/2014	11/2014	175,000																																																																																																													
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>2026</td> <td>Land Value 94,606</td> <td>94,606</td> <td>11%</td> <td>10,407</td> <td>Assessed</td> <td>51,152</td> <td>5,551.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 370,405</td> <td>370,405</td> <td></td> <td>40,745</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 465,011</td> <td>465,011</td> <td></td> <td>51,152</td> <td>Total Taxable</td> <td>51,152</td> <td>5,552.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2026	Land Value 94,606	94,606	11%	10,407	Assessed	51,152	5,551.94	Year Frozen	0	Improvements 370,405	370,405		40,745	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 465,011	465,011		51,152	Total Taxable	51,152	5,552.00	Sale History <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>/</td> <td>MARTIN, JOSE</td> <td>06/02/2025</td> <td>465,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GILBERT, GERALD R &</td> <td>10/26/2021</td> <td>390,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>KALAFAT, GABRIEL JOHN &</td> <td>03/08/2019</td> <td>320,000</td> <td>YES</td> </tr> <tr> <td>2450/669</td> <td>LANDMARK HOMES LLC</td> <td>01/21/2015</td> <td>303,000</td> <td>YES</td> </tr> <tr> <td>2376/799</td> <td>KNEES SHALL BOW LLC</td> <td>12/23/2013</td> <td>262,500</td> <td>18</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	MARTIN, JOSE	06/02/2025	465,000	YES	/	GILBERT, GERALD R &	10/26/2021	390,000	YES	/	KALAFAT, GABRIEL JOHN &	03/08/2019	320,000	YES	2450/669	LANDMARK HOMES LLC	01/21/2015	303,000	YES	2376/799	KNEES SHALL BOW LLC	12/23/2013	262,500	18																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																									
Remove Cap	2026	Land Value 94,606	94,606	11%	10,407	Assessed	51,152	5,551.94																																																																																																									
Year Frozen	0	Improvements 370,405	370,405		40,745	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																									
TIF Project ID	0	Total Value 465,011	465,011		51,152	Total Taxable	51,152	5,552.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	MARTIN, JOSE	06/02/2025	465,000	YES																																																																																																													
/	GILBERT, GERALD R &	10/26/2021	390,000	YES																																																																																																													
/	KALAFAT, GABRIEL JOHN &	03/08/2019	320,000	YES																																																																																																													
2450/669	LANDMARK HOMES LLC	01/21/2015	303,000	YES																																																																																																													
2376/799	KNEES SHALL BOW LLC	12/23/2013	262,500	18																																																																																																													
Assessment History <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>2025-660095940</td><td>SHARP, MATTHEW & KATHERINE</td><td>7</td><td>421,186</td><td>1000</td><td>44,512</td><td>4,841.00</td></tr> <tr><td>2024</td><td>2024-660095940</td><td>MARTIN, JOSE</td><td>7</td><td>450,201</td><td>1000</td><td>43,187</td><td>4,780.00</td></tr> <tr><td>2023</td><td>2023-660095940</td><td>MARTIN, JOSE</td><td>7</td><td>390,000</td><td>0</td><td>42,900</td><td>4,633.00</td></tr> <tr><td>2022</td><td>2022-660095940</td><td>MARTIN, JOSE</td><td>7</td><td>390,000</td><td>0</td><td>42,900</td><td>4,816.00</td></tr> <tr><td>2021</td><td>2021-660095940</td><td>GILBERT, GERALD R &</td><td>7</td><td>327,215</td><td>0</td><td>35,994</td><td>3,996.00</td></tr> <tr><td>2020</td><td>2020-660095940</td><td>GILBERT, GERALD R &</td><td>7</td><td>324,988</td><td>0</td><td>35,749</td><td>3,963.00</td></tr> <tr><td>2019</td><td>2019-660095940</td><td>GILBERT, GERALD R &</td><td>7</td><td>309,678</td><td>1000</td><td>33,065</td><td>3,682.00</td></tr> <tr><td>2018</td><td>2018-660095940</td><td>KALAFAT, GABRIEL JOHN &</td><td>7</td><td>312,178</td><td>1000</td><td>33,340</td><td>3,593.00</td></tr> <tr><td>2017</td><td>2017-660095940</td><td>KALAFAT, GABRIEL JOHN &</td><td>7</td><td>309,697</td><td>1000</td><td>33,067</td><td>3,596.00</td></tr> <tr><td>2016</td><td>2016-660095940</td><td>KALAFAT, GABRIEL JOHN &</td><td>7</td><td>302,194</td><td>1000</td><td>32,241</td><td>3,510.00</td></tr> <tr><td>2015</td><td>2015-660095940</td><td>KALAFAT, GABRIEL JOHN &</td><td>7</td><td>166,723</td><td>0</td><td>17,803</td><td>1,942.00</td></tr> <tr><td>2014</td><td>2014-660095940</td><td>LANDMARK HOMES LLC</td><td>7</td><td>52,500</td><td>0</td><td>5,775</td><td>635.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095940	SHARP, MATTHEW & KATHERINE	7	421,186	1000	44,512	4,841.00	2024	2024-660095940	MARTIN, JOSE	7	450,201	1000	43,187	4,780.00	2023	2023-660095940	MARTIN, JOSE	7	390,000	0	42,900	4,633.00	2022	2022-660095940	MARTIN, JOSE	7	390,000	0	42,900	4,816.00	2021	2021-660095940	GILBERT, GERALD R &	7	327,215	0	35,994	3,996.00	2020	2020-660095940	GILBERT, GERALD R &	7	324,988	0	35,749	3,963.00	2019	2019-660095940	GILBERT, GERALD R &	7	309,678	1000	33,065	3,682.00	2018	2018-660095940	KALAFAT, GABRIEL JOHN &	7	312,178	1000	33,340	3,593.00	2017	2017-660095940	KALAFAT, GABRIEL JOHN &	7	309,697	1000	33,067	3,596.00	2016	2016-660095940	KALAFAT, GABRIEL JOHN &	7	302,194	1000	32,241	3,510.00	2015	2015-660095940	KALAFAT, GABRIEL JOHN &	7	166,723	0	17,803	1,942.00	2014	2014-660095940	LANDMARK HOMES LLC	7	52,500	0	5,775	635.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095940	SHARP, MATTHEW & KATHERINE	7	421,186	1000	44,512	4,841.00																																																																																																										
2024	2024-660095940	MARTIN, JOSE	7	450,201	1000	43,187	4,780.00																																																																																																										
2023	2023-660095940	MARTIN, JOSE	7	390,000	0	42,900	4,633.00																																																																																																										
2022	2022-660095940	MARTIN, JOSE	7	390,000	0	42,900	4,816.00																																																																																																										
2021	2021-660095940	GILBERT, GERALD R &	7	327,215	0	35,994	3,996.00																																																																																																										
2020	2020-660095940	GILBERT, GERALD R &	7	324,988	0	35,749	3,963.00																																																																																																										
2019	2019-660095940	GILBERT, GERALD R &	7	309,678	1000	33,065	3,682.00																																																																																																										
2018	2018-660095940	KALAFAT, GABRIEL JOHN &	7	312,178	1000	33,340	3,593.00																																																																																																										
2017	2017-660095940	KALAFAT, GABRIEL JOHN &	7	309,697	1000	33,067	3,596.00																																																																																																										
2016	2016-660095940	KALAFAT, GABRIEL JOHN &	7	302,194	1000	32,241	3,510.00																																																																																																										
2015	2015-660095940	KALAFAT, GABRIEL JOHN &	7	166,723	0	17,803	1,942.00																																																																																																										
2014	2014-660095940	LANDMARK HOMES LLC	7	52,500	0	5,775	635.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:30
Page 2

Lot Data		Square-Foot - NBHD 1074 #1
Lot Size	132 x 165	
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAND USE	0
Method	Square-Foot	
Base Lot Value	21,780.00 x 3.00 = 65,340	
Factor Value		
Adjustments	1.4479	
Lot Value	94,606	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0055. 6/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,461 / 2,461
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,461
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	387,074 157.28 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	432,800 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	370,405
Lot Value	94,606
Indicated Value	465,011 188.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	465,011 188.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.30	Total Misc Impr	+ 21,214
Roofing Adj	+ 5.83	Garage Cost	+ 38,652
Subfloor Adj	+ -4.60	Total RCN	= 407,039
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 36,634
Plumbing Adj	+ 10.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 370,405
Adj Base Cost	= 141.07	Lot Value	+ 94,606
Total Area	x 2,461	Indicated Value	= 465,011
Adjusted Cost	= 347,173	Value Per SqFt	188.95

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	121304	17x12		204	32.24		6,577
PRCH	SLAB PORCH - COVERED	121305	107		107	32.83		3,513
PATO	SLAB PORCH - OPEN	140112	355		355	10.93		3,880

