



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	660098414								
Parcel ID	21N15E-31-3-00674-001-0003								
Cadastral ID	31-21-15-00430								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	318880								
FLOWERS, KYLE G & COURTNEY M									
6934 N 197TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	06934 N 197TH E AVE								
Subdivision	RIDGE, THE 2								
Lot/Block	0003 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 /								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25464137 -95.75375439									
Building Permits									
LOT 3 BLOCK 1 RIDGE 2, THE									
Number	Description	Opened	Closed	Amount					
R2015 09 17	R17-NEW 3353 SQ FT SFR	01/2016	07/2016	240,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2564/101	EXECUTIVE HOMES LLC	07/15/2016	397,000	YES
					2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2017		Land Value	87,441	87,441	11%	Assessed	54,148	5,877.12
Year Frozen			Improvements	404,805	404,805		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	492,246	492,246		Total Taxable	54,148	5,877.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098414	FLOWERS, KYLE G & COURTNEY M			7	480,537	0	52,860	5,737.00
2024	2024-660098414	FLOWERS, KYLE G & COURTNEY M			7	513,639	0	55,735	6,150.00
2023	2023-660098414	FLOWERS, KYLE G & COURTNEY M			7	521,359	0	53,081	5,732.00
2022	2022-660098414	FLOWERS, KYLE G & COURTNEY M			7	496,080	0	50,553	5,675.00
2021	2021-660098414	FLOWERS, KYLE G & COURTNEY M			7	437,693	0	48,146	5,346.00
2020	2020-660098414	FLOWERS, KYLE G & COURTNEY M			7	430,372	0	47,176	5,231.00
2019	2019-660098414	FLOWERS, KYLE G & COURTNEY M			7	408,453	0	44,930	4,985.00
2018	2018-660098414	FLOWERS, KYLE G & COURTNEY M			7	418,857	0	46,074	4,947.00
2017	2017-660098414	FLOWERS, KYLE G & COURTNEY M			7	415,359	0	45,689	4,950.00
2016	2016-660098414	FLOWERS, KYLE G & COURTNEY M			7	539	0	59	7.00



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6691		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	29,147.00 x 3.00 = 87,441		
Factor Value			
Adjustments	1.0000		
Lot Value	87,441		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,756 / 3,282
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,756
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	681 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	416,085 126.78 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	568,870 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	404,805
Lot Value	87,441
Indicated Value	492,246 149.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	492,246 149.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.19	Total Misc Impr	+ 17,536
Roofing Adj	+ 4.27	Garage Cost	+ 25,544
Subfloor Adj	+ -2.73	Total RCN	= 440,005
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 35,200
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 404,805
Adj Base Cost	= 120.94	Lot Value	+ 87,441
Total Area	x 3,282	Indicated Value	= 492,246
Adjusted Cost	= 396,925	Value Per SqFt	149.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	127664		8x7	56	29.35		1,644
PRCH	SLAB PORCH - COVERED	127665		21x14	294	28.49		8,376
PATO	SLAB PORCH - OPEN	140116		21x4	84	12.93		1,086



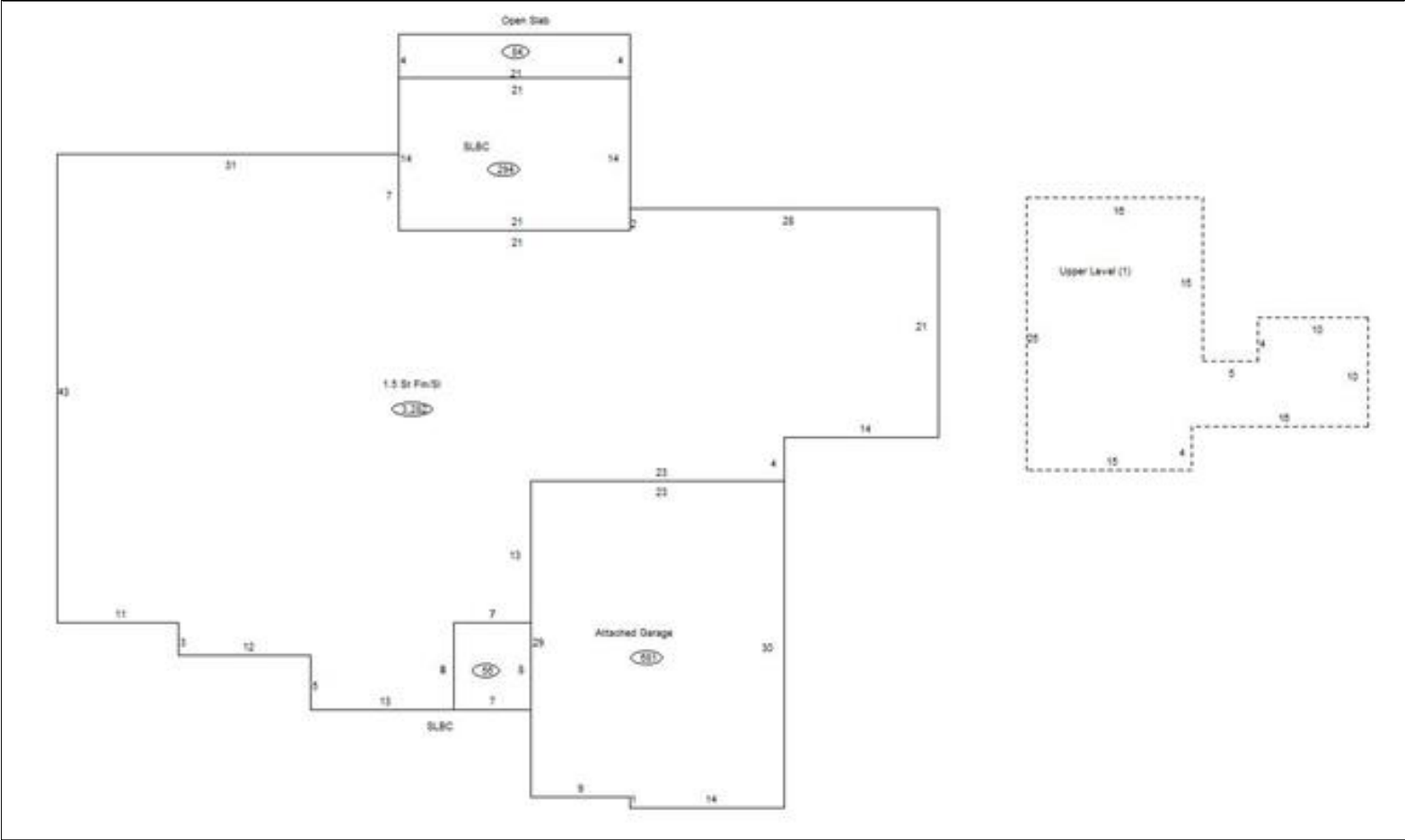
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,756	1.191	3,282
2	U	^UL		10	Upper Level (1)	526	1.000	526
3	G	1		10	Attached Garage	681	1.000	681
4	M	PRCH		10	SLBC	56	1.000	56
5	M	PRCH		10	SLBC	294	1.000	294
6	M	PATO		10	Open Slab	84	1.000	84
Total Building Area						2,756		3,282