



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:47
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Assessment Data					Primary Image														
Account 660098416 Parcel ID 21N15E-31-3-00674-001-0005 Cadastral ID 31-21-15-00450 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 325078 PIERSOL LOVELACE TRUST 19649 E 69TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19649 E 69TH ST N Subdivision RIDGE, THE 2 Lot/Block 0005 / 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0008. 6/27/2022</p>														
Legal Description Lat/Long: 36.25390569 -95.75368055																			
LOT 5 BLOCK 1 RIDGE 2, THE					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>R2015 10 7</td> <td>R17-NEW 2613 SQ FT SFR</td> <td>01/2016</td> <td>05/2016</td> <td>210,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 10 7	R17-NEW 2613 SQ FT SFR	01/2016	05/2016	210,000
Number	Description	Opened	Closed	Amount															
R2015 10 7	R17-NEW 2613 SQ FT SFR	01/2016	05/2016	210,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2723/608	PIERSOL, DAVID S &	07/10/2018	0	4										
					2550/699	PIERSOL, DAVID S	05/04/2016	0	4										
					2544/197	EXECUTIVE HOMES LLC	04/19/2016	340,500	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	86,232	66,062	11%	7,267	Assessed	46,442	5,040.72										
Year Frozen		Improvements	364,362	356,135		39,175	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	450,594	422,197		46,442	Total Taxable	45,442	4,943.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098416	PIERSOL LOVELACE TRUST			7	440,087	1000	44,089	4,796.00										
2024	2024-660098416	PIERSOL LOVELACE TRUST			7	470,438	1000	42,776	4,734.00										
2023	2023-660098416	PIERSOL LOVELACE TRUST			7	414,215	1000	41,501	4,496.00										
2022	2022-660098416	PIERSOL LOVELACE TRUST			7	388,897	1000	40,263	4,534.00										
2021	2021-660098416	PIERSOL LOVELACE TRUST			7	367,223	1000	39,061	4,351.00										
2020	2020-660098416	PIERSOL LOVELACE TRUST			7	361,261	1000	37,894	4,216.00										
2019	2019-660098416	PIERSOL LOVELACE TRUST			7	343,288	1000	36,762	4,093.00										
2018	2018-660098416	PIERSOL LOVELACE TRUST			7	345,835	1000	37,042	3,991.00										
2017	2017-660098416	PIERSOL, DAVID S &			7	342,973	1000	36,727	3,994.00										
2016	2016-660098416	PIERSOL, DAVID S &			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	0.6599		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	28,744.00 x 3.00 = 86,232		
Factor Value			
Adjustments	1.0000		
Lot Value	86,232		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,589 / 2,589
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,589
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	778 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	365,236	141.07 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	459,460	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	364,362		
Lot Value	86,232		
Indicated Value	450,594	174.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	450,594	174.04	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.21	Total Misc Impr	+ 22,553
Roofing Adj	+ 5.13	Garage Cost	+ 28,949
Subfloor Adj	+ -3.36	Total RCN	= 396,046
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,684
Plumbing Adj	+ 8.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 364,362
Adj Base Cost	= 133.08	Lot Value	+ 86,232
Total Area	x 2,589	Indicated Value	= 450,594
Adjusted Cost	= 344,544	Value Per SqFt	174.04

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	127624	21x12		252	28.63		7,215
PRCH	SLAB PORCH - COVERED	127625	30		30	29.44		883
PATO	SLAB PORCH - OPEN	140137	21x6		126	12.66		1,595
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2018	1	6,429.63		6,430

