



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 660098442 Parcel ID 21N15E-31-3-00674-003-0018 Cadastral ID 31-21-15-00690 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 325103 REYNOLDS, GEORGE A & CAROLYN W 6965 N 198TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06965 N 198TH E AVE Subdivision RIDGE, THE 2 Lot/Block 0018 / 0003 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 Lot/Long: 36.25448571 -95.75051799																																		
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>R17 000043</td> <td>R19- NEW 2613 SQ FT SFR</td> <td>12/2017</td> <td>08/2018</td> <td>210,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17 000043	R19- NEW 2613 SQ FT SFR	12/2017	08/2018	210,000															
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Exemptions					Sale History																													
<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	<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>2724/297</td> <td>EXECUTIVE HOMES LLC</td> <td>07/13/2018</td> <td>365,000</td> <td>YES</td> </tr> <tr> <td>2501/224</td> <td>BLUE CHIP LAND CO LLC</td> <td>09/24/2015</td> <td>0</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2724/297	EXECUTIVE HOMES LLC	07/13/2018	365,000	YES	2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15
Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
Bk/Pg	Grantor	Date	Price	Code																														
2724/297	EXECUTIVE HOMES LLC	07/13/2018	365,000	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	2019	Land Value	148,744	102,647	11%	11,291	Assessed	40,353	4,379.83																									
Year Frozen	2019	Improvements	382,848	264,199		29,062	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																									
TIF Project ID	0	Total Value	531,592	366,846		40,353	Total Taxable	39,353	4,282.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660098442	REYNOLDS, GEORGE A &			7	516,245	1000	39,353	4,282.00																									
2024	2024-660098442	REYNOLDS, GEORGE A &			7	560,301	1000	39,353	4,357.00																									
2023	2023-660098442	REYNOLDS, GEORGE A &			7	426,648	1000	39,353	4,264.00																									
2022	2022-660098442	REYNOLDS, GEORGE A &			7	405,499	1000	39,353	4,431.00																									
2021	2021-660098442	REYNOLDS, GEORGE A &			7	389,061	1000	39,353	4,383.00																									
2020	2020-660098442	REYNOLDS, GEORGE A &			7	386,281	1000	39,353	4,377.00																									
2019	2019-660098442	REYNOLDS, GEORGE A &			7	366,846	1000	39,353	4,380.00																									
2018	2018-660098442	REYNOLDS, GEORGE A &			7	539	0	59	6.00																									
2017	2017-660098442	EXECUTIVE HOMES LLC			7	539	0	59	7.00																									
2016	2016-660098442	EXECUTIVE HOMES LLC			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	1.377	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAND USE	0
Method	Square-Foot	
Base Lot Value	59,982.00 x 2.48 = 148,744	
Factor Value		
Adjustments	1.0000	
Lot Value	148,744	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0037. 6/28/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,757 / 2,757
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,757
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	691 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	376,189 136.45 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	509,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	382,848
Lot Value	148,744
Indicated Value	531,592 192.82 Per SqFt
Agland Value	
Site Improvements	
Total Value	531,592 192.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.24	Total Misc Impr	+ 18,455
Roofing Adj	+ 5.08	Garage Cost	+ 25,871
Subfloor Adj	+ -3.25	Total RCN	= 407,285
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 24,437
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,848
Adj Base Cost	= 131.65	Lot Value	+ 148,744
Total Area	x 2,757	Indicated Value	= 531,592
Adjusted Cost	= 362,959	Value Per SqFt	192.82

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	137977	20x14		280	28.54		7,991
PRCH	SLAB PORCH - COVERED	137978	18x6		108	29.18		3,151
PRCH	SLAB PORCH - COVERED	137979	30		30	29.44		883
SHLT	STORM SHELTER			1	1	0.00		



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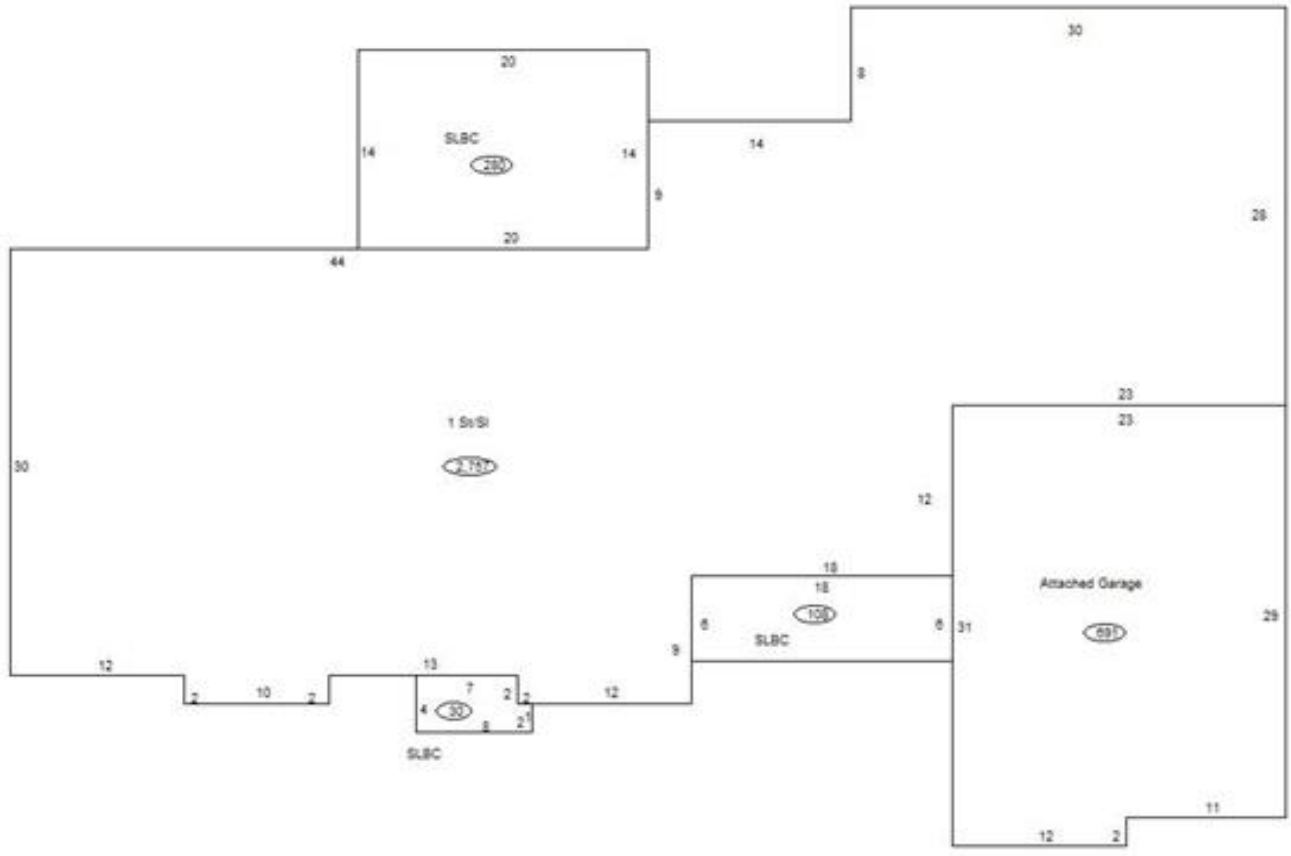
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,757	1.000	2,757
2	G	1		10	Attached Garage	691	1.000	691
3	M	PRCH		10	SLBC	280	1.000	280
4	M	PRCH		10	SLBC	108	1.000	108
5	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						2,757		2,757