



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	660098447								
Parcel ID	21N15E-31-3-00674-003-0023								
Cadastral ID	31-21-15-00740								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	320779								
JOHNSON, TERRY NEAL & JANICE SUE KING									
19715 E 69TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	19715 E 69TH ST N								
Subdivision	RIDGE, THE 2								
Lot/Block	0023 / 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 Lat/Long: 36.25396153 -95.75291719									
Building Permits									
LOT 23 BLOCK 3 RIDGE 2, THE									
Number	Description	Opened	Closed	Amount					
R2016 08 30	R18-NEW 2715 SQ FT SFR	08/2016	06/2017	210,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2614/676	EXECUTIVE HOMES LLC	02/24/2017	358,500	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	2018	Land Value	65,091	65,091	11%	7,160	Assessed	47,015 5,102.91	
Year Frozen		Improvements	362,318	362,318		39,855	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	427,409	427,409		47,015	Total Taxable	46,015 5,005.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098447	JOHNSON, TERRY NEAL &	7	416,410	1000	44,805	4,874.00		
2024	2024-660098447	JOHNSON, TERRY NEAL &	7	445,599	1000	43,663	4,833.00		
2023	2023-660098447	JOHNSON, TERRY NEAL &	7	407,528	1000	42,362	4,589.00		
2022	2022-660098447	JOHNSON, TERRY NEAL &	7	396,006	1000	41,099	4,627.00		
2021	2021-660098447	JOHNSON, TERRY NEAL &	7	371,572	1000	39,873	4,441.00		
2020	2020-660098447	JOHNSON, TERRY NEAL &	7	365,724	1000	38,770	4,313.00		
2019	2019-660098447	JOHNSON, TERRY NEAL &	7	351,016	1000	37,612	4,187.00		
2018	2018-660098447	JOHNSON, TERRY NEAL &	7	356,506	1000	38,216	4,117.00		
2017	2017-660098447	JOHNSON, TERRY NEAL &	7	539	0	59	7.00		
2016	2016-660098447	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	0.4981		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,697.00 x 3.00 = 65,091		
Factor Value			
Adjustments	1.0000		
Lot Value	65,091		



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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	2,628 / 2,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,628
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	846 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	376,752 143.36 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	469,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	362,318
Lot Value	65,091
Indicated Value	427,409 162.64 Per SqFt
Agland Value	
Site Improvements	
Total Value	427,409 162.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.87	Total Misc Impr	+ 9,557
Roofing Adj	+ 5.12	Garage Cost	+ 31,480
Subfloor Adj	+ -3.34	Total RCN	= 389,589
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 27,271
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 362,318
Adj Base Cost	= 132.63	Lot Value	+ 65,091
Total Area	x 2,628	Indicated Value	= 427,409
Adjusted Cost	= 348,552	Value Per SqFt	162.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134739	292		292	28.50		8,322
PRCH	SLAB PORCH - COVERED	134740	7x6		42	29.40		1,235



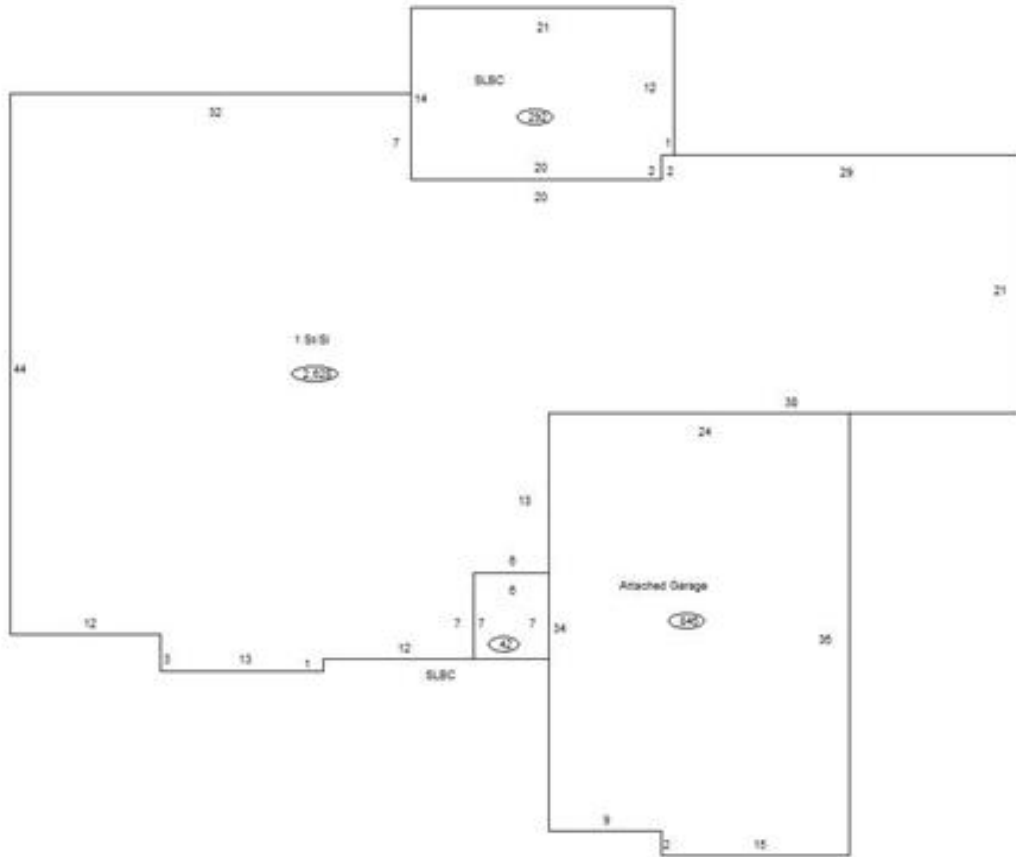
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Sketch Image

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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	2,628	1.000	2,628
2	G	1		10	Attached Garage	846	1.000	846
3	M	PRCH		10	SLBC	292	1.000	292
4	M	PRCH		10	SLBC	42	1.000	42
Total Building Area						2,628		2,628