



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:07:56
 Page 1

Assessment Data					Primary Image																																																																																												
Account 660098454 Parcel ID 21N15E-31-3-00674-003-0030 Cadastral ID 31-21-15-00810 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333748 ALLEN, BRETT T & MEGAN L 19712 E 69TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19712 E 69TH ST N Subdivision RIDGE, THE 2 Lot/Block 0030 / 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: 36.25337003 -95.75302047																																																																																																	
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 11 8</td> <td>R17-NEW 2583 SQ FT SFR</td> <td>01/2016</td> <td>07/2016</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 11 8	R17-NEW 2583 SQ FT SFR	01/2016	07/2016	240,000																																																																														
Number	Description	Opened	Closed	Amount																																																																																													
R2015 11 8	R17-NEW 2583 SQ FT SFR	01/2016	07/2016	240,000																																																																																													
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>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	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>/</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>02/05/2021</td> <td>455,000</td> <td>YES</td> </tr> <tr> <td>2560/87</td> <td>EXECUTIVE HOMES LLC</td> <td>06/27/2016</td> <td>404,500</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	/	BLOSE, BOBBY & JENNIFER	02/05/2021	455,000	YES	2560/87	EXECUTIVE HOMES LLC	06/27/2016	404,500	YES	2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15																																																										
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	No	1,000																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	BLOSE, BOBBY & JENNIFER	02/05/2021	455,000	YES																																																																																													
2560/87	EXECUTIVE HOMES LLC	06/27/2016	404,500	YES																																																																																													
2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15																																																																																													
Parcel Valuation																																																																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2022	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>64,719</td> <td>64,719</td> <td>7,119</td> </tr> <tr> <td>Improvements</td> <td>414,138</td> <td>414,138</td> <td>45,555</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>478,857</td> <td>478,857</td> <td>52,674</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	64,719	64,719	7,119	Improvements	414,138	414,138	45,555	Mobile Home	0	0	0	Total Value	478,857	478,857	52,674	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>108.538</td> <td>5,717.13</td> </tr> <tr> <td>Assessed</td> <td>52,674</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>52,674</td> </tr> </tbody> </table>		Levy Rate	Current Tax	108.538	5,717.13	Assessed	52,674	Penalty	0	Exemption	0	Total Taxable	52,674																																																							
Source	REAL																																																																																																
Remove Cap	2022																																																																																																
Fair Cash	Capped	Asmnt Level	Assessed																																																																																														
Land Value	64,719	64,719	7,119																																																																																														
Improvements	414,138	414,138	45,555																																																																																														
Mobile Home	0	0	0																																																																																														
Total Value	478,857	478,857	52,674																																																																																														
Levy Rate	Current Tax																																																																																																
108.538	5,717.13																																																																																																
Assessed	52,674																																																																																																
Penalty	0																																																																																																
Exemption	0																																																																																																
Total Taxable	52,674																																																																																																
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>2025-660098454</td> <td>ALLEN, BRETT T &</td> <td>7</td> <td>466,579</td> <td>0</td> <td>51,324</td> <td>5,571.00</td> </tr> <tr> <td>2024</td> <td>2024-660098454</td> <td>ALLEN, BRETT T &</td> <td>7</td> <td>496,290</td> <td>0</td> <td>52,552</td> <td>5,799.00</td> </tr> <tr> <td>2023</td> <td>2023-660098454</td> <td>ALLEN, BRETT T &</td> <td>7</td> <td>455,000</td> <td>0</td> <td>50,050</td> <td>5,405.00</td> </tr> <tr> <td>2022</td> <td>2022-660098454</td> <td>ALLEN, BRETT T &</td> <td>7</td> <td>455,000</td> <td>0</td> <td>50,050</td> <td>5,618.00</td> </tr> <tr> <td>2021</td> <td>2021-660098454</td> <td>ALLEN, BRETT T &</td> <td>7</td> <td>424,715</td> <td>1000</td> <td>45,663</td> <td>5,083.00</td> </tr> <tr> <td>2020</td> <td>2020-660098454</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>7</td> <td>417,601</td> <td>1000</td> <td>44,304</td> <td>4,927.00</td> </tr> <tr> <td>2019</td> <td>2019-660098454</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>7</td> <td>399,860</td> <td>1000</td> <td>42,985</td> <td>4,783.00</td> </tr> <tr> <td>2018</td> <td>2018-660098454</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>7</td> <td>407,095</td> <td>1000</td> <td>43,780</td> <td>4,714.00</td> </tr> <tr> <td>2017</td> <td>2017-660098454</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>7</td> <td>403,797</td> <td>1000</td> <td>43,418</td> <td>4,718.00</td> </tr> <tr> <td>2016</td> <td>2016-660098454</td> <td>BLOSE, BOBBY & JENNIFER</td> <td>7</td> <td>539</td> <td>0</td> <td>59</td> <td>7.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098454	ALLEN, BRETT T &	7	466,579	0	51,324	5,571.00	2024	2024-660098454	ALLEN, BRETT T &	7	496,290	0	52,552	5,799.00	2023	2023-660098454	ALLEN, BRETT T &	7	455,000	0	50,050	5,405.00	2022	2022-660098454	ALLEN, BRETT T &	7	455,000	0	50,050	5,618.00	2021	2021-660098454	ALLEN, BRETT T &	7	424,715	1000	45,663	5,083.00	2020	2020-660098454	BLOSE, BOBBY & JENNIFER	7	417,601	1000	44,304	4,927.00	2019	2019-660098454	BLOSE, BOBBY & JENNIFER	7	399,860	1000	42,985	4,783.00	2018	2018-660098454	BLOSE, BOBBY & JENNIFER	7	407,095	1000	43,780	4,714.00	2017	2017-660098454	BLOSE, BOBBY & JENNIFER	7	403,797	1000	43,418	4,718.00	2016	2016-660098454	BLOSE, BOBBY & JENNIFER	7	539	0	59	7.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098454	ALLEN, BRETT T &	7	466,579	0	51,324	5,571.00																																																																																										
2024	2024-660098454	ALLEN, BRETT T &	7	496,290	0	52,552	5,799.00																																																																																										
2023	2023-660098454	ALLEN, BRETT T &	7	455,000	0	50,050	5,405.00																																																																																										
2022	2022-660098454	ALLEN, BRETT T &	7	455,000	0	50,050	5,618.00																																																																																										
2021	2021-660098454	ALLEN, BRETT T &	7	424,715	1000	45,663	5,083.00																																																																																										
2020	2020-660098454	BLOSE, BOBBY & JENNIFER	7	417,601	1000	44,304	4,927.00																																																																																										
2019	2019-660098454	BLOSE, BOBBY & JENNIFER	7	399,860	1000	42,985	4,783.00																																																																																										
2018	2018-660098454	BLOSE, BOBBY & JENNIFER	7	407,095	1000	43,780	4,714.00																																																																																										
2017	2017-660098454	BLOSE, BOBBY & JENNIFER	7	403,797	1000	43,418	4,718.00																																																																																										
2016	2016-660098454	BLOSE, BOBBY & JENNIFER	7	539	0	59	7.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:07:56
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4952		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,573.00 x 3.00 = 64,719		
Factor Value			
Adjustments	1.0000		
Lot Value	64,719		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0049. 6/28/2022

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	2,818 / 3,281
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,818
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	704 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	420,144 128.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	548,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	414,138
Lot Value	64,719
Indicated Value	478,857 145.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	478,857 145.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.30	Total Misc Impr	+ 21,694
Roofing Adj	+ 4.35	Garage Cost	+ 26,287
Subfloor Adj	+ -2.76	Total RCN	= 445,310
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 31,172
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 414,138
Adj Base Cost	= 121.10	Lot Value	+ 64,719
Total Area	x 3,281	Indicated Value	= 478,857
Adjusted Cost	= 397,329	Value Per SqFt	145.95

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	131351	24x20		480	27.89		13,387
PRCH	SLAB PORCH - COVERED	131352	64		64	29.33		1,877

