



# 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  | 660101291                  |                                 |              |                  |                         |                                 |            |               |             |          |
| Parcel ID  | 000000000-1010196-006-0001 |                                 |              |                  |                         |                                 |            |               |             |          |
| Cadastral ID   | 27-21-14-05270             |                                 |              |                  |                         |                                 |            |               |             |          |
| Property Type  | REAL - Real Property       |                                 |              |                  |                         |                                 |            |               |             |          |
| Property Class                                       | RRP                        | VI Area 4                       |              |                  |                         |                                 |            |               |             |          |
| Tax Area   | 3 - OWASSO RURAL/NO FIRE   |                                 |              |                  |                         |                                 |            |               |             |          |
| Name ID  | 346128                     |                                 |              |                  |                         |                                 |            |               |             |          |
| LOVELACE, BRIAN E & KELLI A                          |                            |                                 |              |                  |                         |                                 |            |               |             |          |
| 8302 N 149TH E AVE<br>OWASSO OK 74055-0000           |                            |                                 |              |                  |                         |                                 |            |               |             |          |
| Parcel Location                                      |                            |                                 |              |                  |                         |                                 |            |               |             |          |
| Situs  | 08302 N 149TH E AVE        |                                 |              |                  |                         |                                 |            |               |             |          |
| Subdivision  | HOMESTEAD                  |                                 |              |                  |                         |                                 |            |               |             |          |
| Lot/Block  | 0001 / 0006                | Parcel Size 1 - Lots            |              |                  |                         |                                 |            |               |             |          |
| Sec/Twn/Rng  | 27 / 21 / 14 / 5           |                                 |              |                  |                         |                                 |            |               |             |          |
| Neighborhood   | 1011 - R-V04 SW OWASSO     |                                 |              |                  |                         |                                 |            |               |             |          |
| School District                                      | S021 - OWASSO SCHOOLS      |                                 |              |                  |                         |                                 |            |               |             |          |
| Legal Description Lat/Long: 36.27377275 -95.80991396 |                            |                                 |              | Building Permits |                         |                                 |            |               |             |          |
| LOT 1 BLOCK 6 HOMESTEAD                              |                            |                                 |              | Number           | Description             | Opened                          | Closed     | Amount        |             |          |
|  |                            |                                 |              | R20 000506       | R22- NEW 3173 SQ FT SFR | 12/2020                         | 01/2022    | 398,000       |             |          |
| Exemptions   |                            |                                 |              | Sale History     |                         |                                 |            |               |             |          |
| Code   | Type                       | Active                          | Maximum      | Exemption        | Bk/Pg                   | Grantor                         | Date       | Price         | Code        |          |
|  |                            |                                 |              |                  | /                       | MARTIN, TRAVIS PAUL &           | 01/02/2025 | 626,500       | YES         |          |
|  |                            |                                 |              |                  | /                       | MEADOWS, DAVID & ANGELA         | 11/01/2023 | 590,000       | YES         |          |
|  |                            |                                 |              |                  | /                       | 1ST CHOICE QUALITY BUILDERS LLC | 12/02/2020 | 79,500        | YES         |          |
|  |                            |                                 |              |                  | /                       | SHAW HOMES INC                  | 08/06/2020 | 164,000       | WB          |          |
|  |                            |                                 |              |                  | /                       | SOC'S DEVELOPMENT LLC           | 08/29/2018 | 380,500       | WB          |          |
| Parcel Valuation                                     |                            |                                 |              |                  |                         |                                 |            |               |             |          |
| Source   | REAL                       |                                 | Fair Cash    | Capped           | Asmnt Level             | Assessed                        | Levy Rate  | 97.960        | Current Tax |          |
| Remove Cap   | 2026                       |                                 | Land Value   | 108,519          | 108,519                 | 11%                             | 11,937     | Assessed      | 69,335      | 6,792.06 |
| Year Frozen  |                            |                                 | Improvements | 521,799          | 521,799                 |                                 | 57,398     | Penalty       | 0           |          |
| Uncapped Value                                       | 0                          |                                 | Mobile Home  | 0                | 0                       |                                 | 0          | Exemption     | 0           | 0.00     |
| TIF Project ID                                       | 0                          |                                 | Total Value  | 630,318          | 630,318                 |                                 | 69,335     | Total Taxable | 69,335      | 6,792.00 |
| Assessment History                                   |                            |                                 |              |                  |                         |                                 |            |               |             |          |
| Tax Year   | Statement Number           | Billed Owner                    |              |                  | Tax Area                | Total Value                     | Exemptions | Taxable Value | Billed Tax  |          |
| 2025   | 2025-660101291             | LOVELACE, BRIAN E & KELLI A     |              |                  | 3                       | 631,654                         | 0          | 69,482        | 6,806.00    |          |
| 2024   | 2024-660101291             | MARTIN, TRAVIS PAUL &           |              |                  | 3                       | 635,273                         | 0          | 69,880        | 6,713.00    |          |
| 2023   | 2023-660101291             | MEADOWS, DAVID & ANGELA         |              |                  | 3                       | 554,438                         | 0          | 60,805        | 5,698.00    |          |
| 2022   | 2022-660101291             | MEADOWS, DAVID & ANGELA         |              |                  | 3                       | 526,449                         | 0          | 57,909        | 5,673.00    |          |
| 2021   | 2021-660101291             | MEADOWS, DAVID & ANGELA         |              |                  | 3                       | 80,001                          | 0          | 8,800         | 851.00      |          |
| 2020   | 2020-660101291             | 1ST CHOICE QUALITY BUILDERS LLC |              |                  | 3                       | 67,500                          | 0          | 7,425         | 717.00      |          |
| 2019   | 2019-660101291             | SHAW HOMES INC                  |              |                  | 3                       | 67,500                          | 0          | 7,425         | 718.00      |          |



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| Lot Data        |                           | Square-Foot - NBHD 1011 #1 |   |
|-----------------|---------------------------|----------------------------|---|
| Lot Size        | 0                         | 0                          |   |
| Lot Count       | 1                         |                            |   |
| Units Buildable |                           |                            |   |
| Non-Ag Acres    | 0.5862                    |                            |   |
| Topography      |                           |                            |   |
| Street Access   |                           |                            |   |
| Utilities       |                           |                            |   |
| Amenities       | LAND QUALITY              |                            | 0 |
|                 |                           |                            | 0 |
| Method          | Square-Foot               |                            |   |
| Base Lot Value  | 25,535.00 x 2.70 = 68,945 |                            |   |
| Factor Value    |                           |                            |   |
| Adjustments     | 1.5740                    |                            |   |
| Lot Value       | 108,519                   |                            |   |



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

| Residential Data |                                  |
|------------------|----------------------------------|
| Type             | 1 Single Family Residence        |
| Condition        | 3 - Average                      |
| Quality          | 4.5 - Good                       |
| Architecture     |                                  |
| Style            | 100% One Story                   |
| Exterior Wall    | 100% Veneer, Masonry             |
| Base/Total Area  | 3,211 / 3,211                    |
| Style            | 100% One Story                   |
| HVAC             | 100% Warmed & Cooled Air         |
| Roof Cover       | 1 Composition Shingle            |
| Area on Slab     | 3,211                            |
| Fixture/RghIn    | /                                |
| Bed/F/H Bath     | 4 / 3.0 / 1.0                    |
| Basement Area    |                                  |
| Garage Type      | 1,055 Attached Garage - Finished |
| Remodel          |                                  |
| Year/Eff Age     | 2021 / 4                         |

### GRM Approach

|                 |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

### Multiple Regression

|                 |                         |
|-----------------|-------------------------|
| MRA Code        | 1 Test                  |
| Adjusted R      | 0.8445                  |
| Indicated Value | 534,132 166.34 Per SqFt |

### Direct Comparables

|                  |                    |
|------------------|--------------------|
| Selection Model  | A Adam Test        |
| Adjustment Model | 1 2022 Residential |
| Comparables      | 8                  |
| Indicated Value  | 612,410 Per SqFt   |

### Value Reconciliation

|                   |                                     |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach                       |
| Improvements      | 521,799                             |
| Lot Value         | 108,519                             |
| Indicated Value   | 630,318 196.30 Per SqFt             |
| Agland Value      |                                     |
| Site Improvements |                                     |
| Total Value       | 630,318 196.30 Total Value Per SqFt |

| Cost Approach |           | Manual : 01/2025   |           |
|---------------|-----------|--------------------|-----------|
| Base Cost     | 113.58    | Total Misc Impr    | + 28,645  |
| Roofing Adj   | + 5.97    | Garage Cost        | + 64,007  |
| Subfloor Adj  | + -4.31   | Total RCN          | = 543,541 |
| Heat/Cool Adj | + 17.38   | Depreciation ( 4%) | - 21,742  |
| Plumbing Adj  | + 7.80    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 521,799 |
| Adj Base Cost | = 140.42  | Lot Value          | + 108,519 |
| Total Area    | x 3,211   | Indicated Value    | = 630,318 |
| Adjusted Cost | = 450,889 | Value Per SqFt     | 196.30    |

### Miscellaneous Improvements

| Code | Description                     | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| PRCH | Slab Porch - Covered            | 152977    | 279   |      | 279   | 35.29     |      | 9,846 |
| PRCH | Slab Porch - Covered            | 152978    | 21x12 |      | 252   | 35.42     |      | 8,926 |
| PATO | Slab Porch - Open               | 152979    | 21x7  |      | 147   | 14.64     |      | 2,152 |
| FPR1 | Fireplace - Residential 1 Story |           | 1     |      | 1     | 7,721.18  |      | 7,721 |



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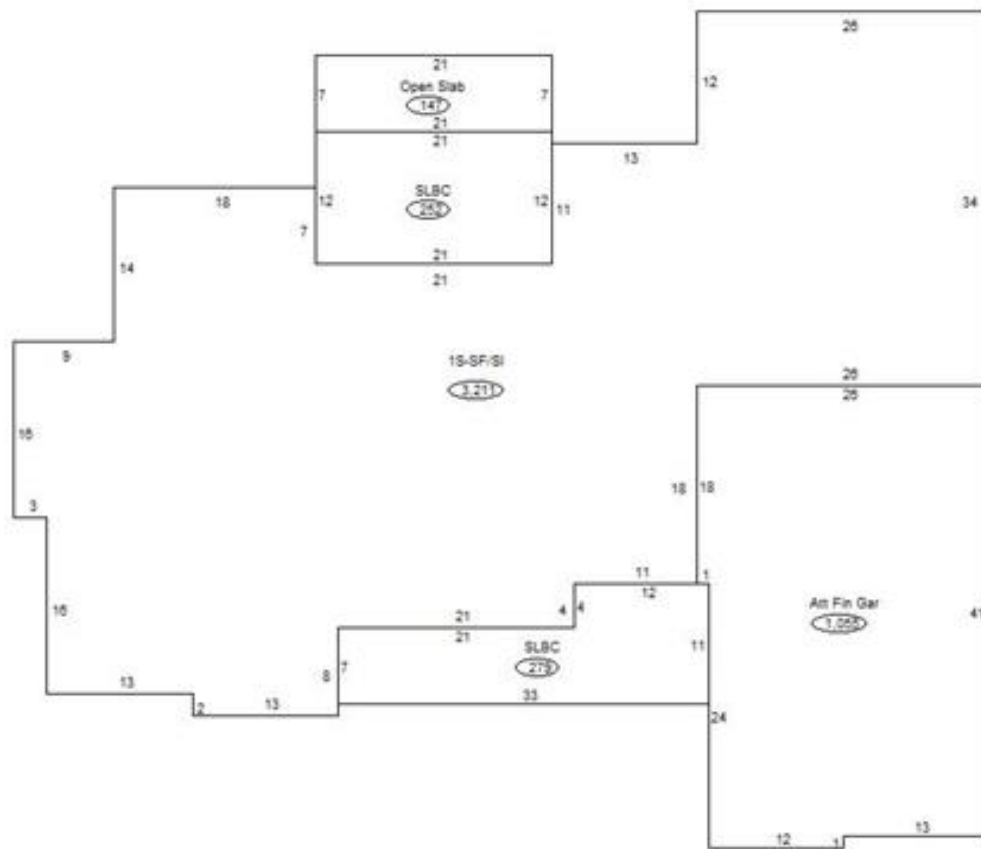
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### Sketch Image

660101291



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 13    | 1S-SF/SI      | 3,211     | 1.000      | 3,211      |
| 2                          | G    | 5    |            | 13    | Att Fin Gar   | 1,055     | 1.000      | 1,055      |
| 3                          | M    | PRCH |            | 13    | SLBC          | 279       | 1.000      | 279        |
| 4                          | M    | PRCH |            | 13    | SLBC          | 252       | 1.000      | 252        |
| 5                          | M    | PATO |            | 13    | Open Slab     | 147       | 1.000      | 147        |
| <b>Total Building Area</b> |      |      |            |       |               | 3,211     |            | 3,211      |