



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:49:29
Page 1

Assessment Data					Primary Image				
Account	660101978								
Parcel ID	00000-00-0-330021-006-0001								
Cadastral ID	31-21-15-05320								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	339917								
ERNST, JOHN C									
19673 E FLAGSTONE DR OWASSO OK 74055-0000									
Parcel Location									
Situs	19673 E FLAGSTONE DR								
Subdivision	BOULDER POINT PHASE I								
Lot/Block	0001 / 0006	Parcel Size 1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 / 5								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25039190 -95.75350589									
Building Permits									
LOT 1 BLOCK 6 BOULDER POINT PHASE I									
Number	Description	Opened	Closed	Amount					
R18 000298	R20- NEW 2667 SQ FT SFR	10/2018	09/2019	200,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HEIGIS, CLINTON M	10/05/2022	519,000	YES
					/	EXECUTIVE HOMES LLC	02/14/2020	400,000	YES
					/	GREEN PROPERTY MANAGEMENT IN	11/28/2018	2,236,000	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023	Land Value	94,236	94,236	11%	10,366	Assessed	56,308	6,111.56
Year Frozen		Improvements	419,337	417,656		45,942	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	513,573	511,892		56,308	Total Taxable	55,308	6,014.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101978	ERNST, JOHN C	7	496,983	1000	53,668	5,835.00		
2024	2024-660101978	ERNST, JOHN C	7	519,000	1000	56,090	6,204.00		
2023	2023-660101978	ERNST, JOHN C	7	519,000	1000	56,090	6,071.00		
2022	2022-660101978	HEIGIS, CLINTON M	7	419,424	1000	44,923	5,057.00		
2021	2021-660101978	HEIGIS, CLINTON M	7	405,326	1000	43,586	4,854.00		
2020	2020-660101978	HEIGIS, CLINTON M	7	185,258	0	20,378	2,260.00		
2019	2019-660101978	EXECUTIVE HOMES LLC	7	57,000	0	6,270	696.00		



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Time 09:49:29
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5502		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,965.00 x 3.00 = 71,895		
Factor Value			
Adjustments	1.3107		
Lot Value	94,236		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	2,736 / 2,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,736
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	408,966 149.48 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	516,600 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	419,337
Lot Value	94,236
Indicated Value	513,573 187.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	513,573 187.71 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.14	Total Misc Impr	+ 26,086
Roofing Adj	+ 5.73	Garage Cost	+ 30,995
Subfloor Adj	+ -4.44	Total RCN	= 441,407
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 22,070
Plumbing Adj	+ 11.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 419,337
Adj Base Cost	= 140.47	Lot Value	+ 94,236
Total Area	x 2,736	Indicated Value	= 513,573
Adjusted Cost	= 384,326	Value Per SqFt	187.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142614	572		572	31.09		17,783
PRCH	SLAB PORCH - COVERED	142615	8x4		32	33.09		1,059
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



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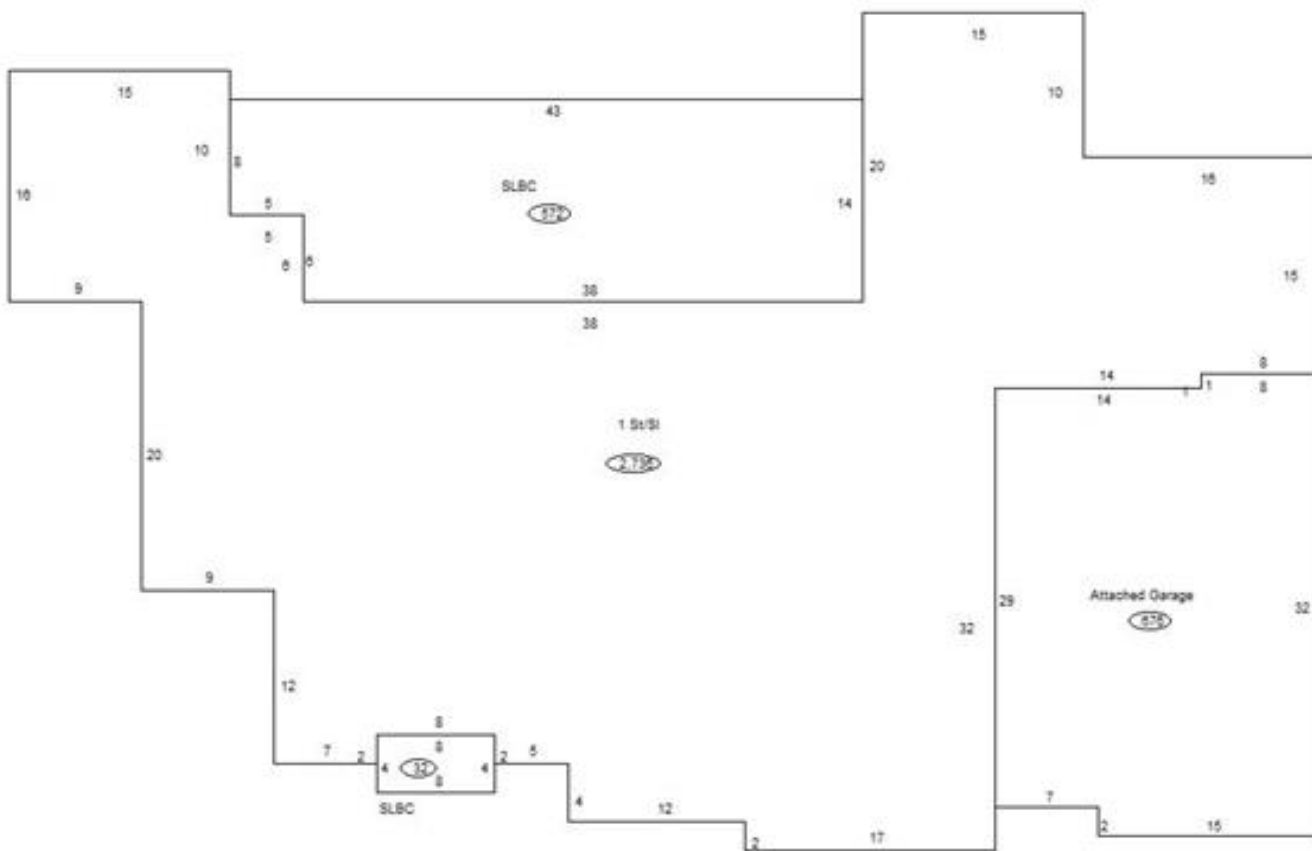
Date 04/18/2026

Time 09:49:29

Page 3

Sketch Image

660101978



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,736	1.000	2,736
2	G	1		10	Attached Garage	676	1.000	676
3	M	PRCH		10	SLBC	572	1.000	572
4	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						2,736		2,736