



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:50:11
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Assessment Data				Primary Image					
Account	660102001			No Image On File					
Parcel ID	00000-00-0-330021-008-0015								
Cadastral ID	31-21-15-05550								
Property Type	REAL - Real Property								
Property Class	DENT	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	334945								
BP HOA LLC									
17211 S 4170 RD									
CLAREMORE	OK 74017-0000								
Parcel Location									
Situs									
Subdivision	BOULDER POINT PHASE I								
Lot/Block	/	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				Building Permits					
Lat/Long: 36.25060981 -95.75680475									
RESERVE A BOULDER POINT PHASE I									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	GREEN PROPERTY MANAGEMENT INC	07/01/2021	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap		Land Value	259,970	0	11%	0	Assessed	0	0.00
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	259,970	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102001	BP HOA LLC	7	259,970	0		.00		
2024	2024-660102001	BP HOA LLC	7	366,891	0		.00		
2023	2023-660102001	BP HOA LLC	7	98	0		.00		
2022	2022-660102001	BP HOA LLC	7	1	0		.00		
2021	2021-660102001	BP HOA LLC	7	1	0		.00		
2020	2020-660102001	GREEN PROPERTY MANAGEMENT INC	7	1	0		.00		
2019	2019-660102001	GREEN PROPERTY MANAGEMENT INC	7	1	0		.00		



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Lot Data		Square-Foot - NBHD 1074 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	6.6702							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	LAND USE		0					
Method	Square-Foot							
Base Lot Value	290,555.00 x .89 = 259,970							
Factor Value								
Adjustments	1.0000							
Lot Value	259,970							
Residential Data								
Type								
Condition	3 - Average							
Quality	3.5 - Average							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 259,970					
Total Area	x	Indicated Value	= 259,970					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 259,970				
				Indicated Value 259,970 0.00 Per SqFt				
				Aglard Value				
				Site Improvements				
				Total Value 259,970 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value