



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 660104233 Parcel ID 000000-0-0-300110-001-0003 Cadastral ID 31-21-15-05630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335024 GORDON, AMEY HUNTER & RAY JR 19533 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19533 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0003 / 0001 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				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0062. 6/30/2022</p>																				
Legal Description Lat/Long: 36.25288655 -95.75552177										Building Permits														
LOT 3 BLOCK 1 BOULDER POINT PHASE II				<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>P21 000094</td> <td>R23- NEW POOL</td> <td>11/2021</td> <td>08/2022</td> <td>80,000</td> </tr> <tr> <td>R20 000226</td> <td>R22- NEW 2838 SQ FT SFR</td> <td>08/2020</td> <td>09/2021</td> <td>200,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	P21 000094	R23- NEW POOL	11/2021	08/2022	80,000	R20 000226	R22- NEW 2838 SQ FT SFR	08/2020	09/2021	200,000
Number	Description	Opened	Closed	Amount																				
P21 000094	R23- NEW POOL	11/2021	08/2022	80,000																				
R20 000226	R22- NEW 2838 SQ FT SFR	08/2020	09/2021	200,000																				
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	EXECUTIVE HOMES LLC	07/07/2021	435,500	YES															
					/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2022		Land Value	72,618	72,618	11%	7,988	Assessed	55,456															
Year Frozen			Improvements	434,511	431,526		47,468	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	507,129	504,144		55,456	Total Taxable	55,456															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660104233	GORDON, AMEY HUNTER &			7	496,131	0	52,815	5,733.00															
2024	2024-660104233	GORDON, AMEY HUNTER &			7	526,871	0	50,301	5,550.00															
2023	2023-660104233	GORDON, AMEY HUNTER &			7	435,500	0	47,905	5,173.00															
2022	2022-660104233	GORDON, AMEY HUNTER &			7	435,500	0	47,905	5,377.00															
2021	2021-660104233	GORDON, AMEY HUNTER &			7	52,000	0	5,720	635.00															



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5557		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,206.00 x 3.00 = 72,618		
Factor Value			
Adjustments	1.0000		
Lot Value	72,618		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,836 / 2,836
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,836
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	693 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	
Adusted R	0.8445		
Indicated Value	417,781	147.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	268,730		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.38	Total Misc Impr	+ 21,685
Roofing Adj	+ 5.06	Garage Cost	+ 32,509
Subfloor Adj	+ -3.22	Total RCN	= 424,491
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 16,980
Plumbing Adj	+ 7.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 407,511
Adj Base Cost	= 130.57	Lot Value	+ 72,618
Total Area	x 2,836	Indicated Value	= 480,129
Adjusted Cost	= 370,297	Value Per SqFt	169.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	407,511		
Lot Value	72,618		
Indicated Value	480,129	169.30	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	507,129	178.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151282	411		411	28.12		11,557
PATO	Slab Porch - Open	151283	33x7		231	11.30		2,610
PRCH	Slab Porch - Covered	151284	37		37	29.41		1,088
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000