



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:55
Page 1

Assessment Data					Primary Image																																																				
Account 660104237 Parcel ID 000000-0-0-300110-001-0007 Cadastral ID 31-21-15-05670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339444 BIRTELL, AARON & PERLA 19661 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19661 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0007 / 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																																																									
Legal Description Lot/Long: 36.25291626 -95.75360338																																																									
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>R20 000500</td> <td>R22- NEW 3613 SQ FT SFR</td> <td>12/2020</td> <td>09/2021</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000500	R22- NEW 3613 SQ FT SFR	12/2020	09/2021	230,000																																						
Number	Description	Opened	Closed	Amount																																																					
R20 000500	R22- NEW 3613 SQ FT SFR	12/2020	09/2021	230,000																																																					
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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	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>CONSALVI, CALEB &</td> <td>08/29/2022</td> <td>675,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>08/25/2021</td> <td>510,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>07/20/2020</td> <td>1,664,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CONSALVI, CALEB &	08/29/2022	675,000	YES	/	EXECUTIVE HOMES LLC	08/25/2021	510,000	YES	/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB																		
Code	Type	Active	Maximum	Exemption																																																					
H	Homestead	Yes	1,000	1,000																																																					
Bk/Pg	Grantor	Date	Price	Code																																																					
/	CONSALVI, CALEB &	08/29/2022	675,000	YES																																																					
/	EXECUTIVE HOMES LLC	08/25/2021	510,000	YES																																																					
/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB																																																					
Parcel Valuation																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2023	<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>114,376</td> <td>114,376</td> <td>12,581</td> </tr> <tr> <td>Improvements</td> <td>538,639</td> <td>538,639</td> <td>59,250</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>653,015</td> <td>653,015</td> <td>71,831</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	114,376	114,376	12,581	Improvements	538,639	538,639	59,250	Mobile Home	0	0	0	Total Value	653,015	653,015	71,831	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>108.538</td> <td>7,796.39</td> </tr> <tr> <td>Assessed</td> <td>71,831</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>1,000</td> </tr> <tr> <td>Total Taxable</td> <td>70,831</td> </tr> </tbody> </table>		Levy Rate	Current Tax	108.538	7,796.39	Assessed	71,831	Penalty	0	Exemption	1,000	Total Taxable	70,831															
Source	REAL																																																								
Remove Cap	2023																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																						
Land Value	114,376	114,376	12,581																																																						
Improvements	538,639	538,639	59,250																																																						
Mobile Home	0	0	0																																																						
Total Value	653,015	653,015	71,831																																																						
Levy Rate	Current Tax																																																								
108.538	7,796.39																																																								
Assessed	71,831																																																								
Penalty	0																																																								
Exemption	1,000																																																								
Total Taxable	70,831																																																								
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>2025-660104237</td> <td>BIRTELL, AARON & PERLA</td> <td>7</td> <td>636,989</td> <td>1000</td> <td>69,068</td> <td>7,507.00</td> </tr> <tr> <td>2024</td> <td>2024-660104237</td> <td>BIRTELL, AARON & PERLA</td> <td>7</td> <td>675,000</td> <td>1000</td> <td>73,250</td> <td>8,097.00</td> </tr> <tr> <td>2023</td> <td>2023-660104237</td> <td>BIRTELL, AARON & PERLA</td> <td>7</td> <td>675,000</td> <td>1000</td> <td>73,250</td> <td>7,924.00</td> </tr> <tr> <td>2022</td> <td>2022-660104237</td> <td>BIRTELL, AARON & PERLA</td> <td>7</td> <td>510,000</td> <td>0</td> <td>56,100</td> <td>6,297.00</td> </tr> <tr> <td>2021</td> <td>2021-660104237</td> <td>CONSALVI, CALEB &</td> <td>7</td> <td>52,000</td> <td>0</td> <td>5,720</td> <td>635.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104237	BIRTELL, AARON & PERLA	7	636,989	1000	69,068	7,507.00	2024	2024-660104237	BIRTELL, AARON & PERLA	7	675,000	1000	73,250	8,097.00	2023	2023-660104237	BIRTELL, AARON & PERLA	7	675,000	1000	73,250	7,924.00	2022	2022-660104237	BIRTELL, AARON & PERLA	7	510,000	0	56,100	6,297.00	2021	2021-660104237	CONSALVI, CALEB &	7	52,000	0	5,720	635.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660104237	BIRTELL, AARON & PERLA	7	636,989	1000	69,068	7,507.00																																																		
2024	2024-660104237	BIRTELL, AARON & PERLA	7	675,000	1000	73,250	8,097.00																																																		
2023	2023-660104237	BIRTELL, AARON & PERLA	7	675,000	1000	73,250	7,924.00																																																		
2022	2022-660104237	BIRTELL, AARON & PERLA	7	510,000	0	56,100	6,297.00																																																		
2021	2021-660104237	CONSALVI, CALEB &	7	52,000	0	5,720	635.00																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:09:55
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5053		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,012.00 x 3.00 = 66,036		
Factor Value			
Adjustments	1.7320		
Lot Value	114,376		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0066. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,673 / 3,636
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,673
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	744 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	553,268	152.16 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	80,700	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	538,639		
Lot Value	114,376		
Indicated Value	653,015	179.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	653,015	179.60	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.22	Total Misc Impr	+ 35,265
Roofing Adj	+ 4.51	Garage Cost	+ 45,138
Subfloor Adj	+ -3.31	Total RCN	= 561,082
Heat/Cool Adj	+ 17.38	Depreciation (4%)	- 22,443
Plumbing Adj	+ 8.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 538,639
Adj Base Cost	= 132.20	Lot Value	+ 114,376
Total Area	x 3,636	Indicated Value	= 653,015
Adjusted Cost	= 480,679	Value Per SqFt	179.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151292	7x7		49	36.50		1,789
PRCH	Slab Porch - Covered	151293	525		525	34.47		18,097
PATO	Slab Porch - Open	151294	21x9		189	14.13		2,671
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit			1	1	4,987.18		4,987



Rogers

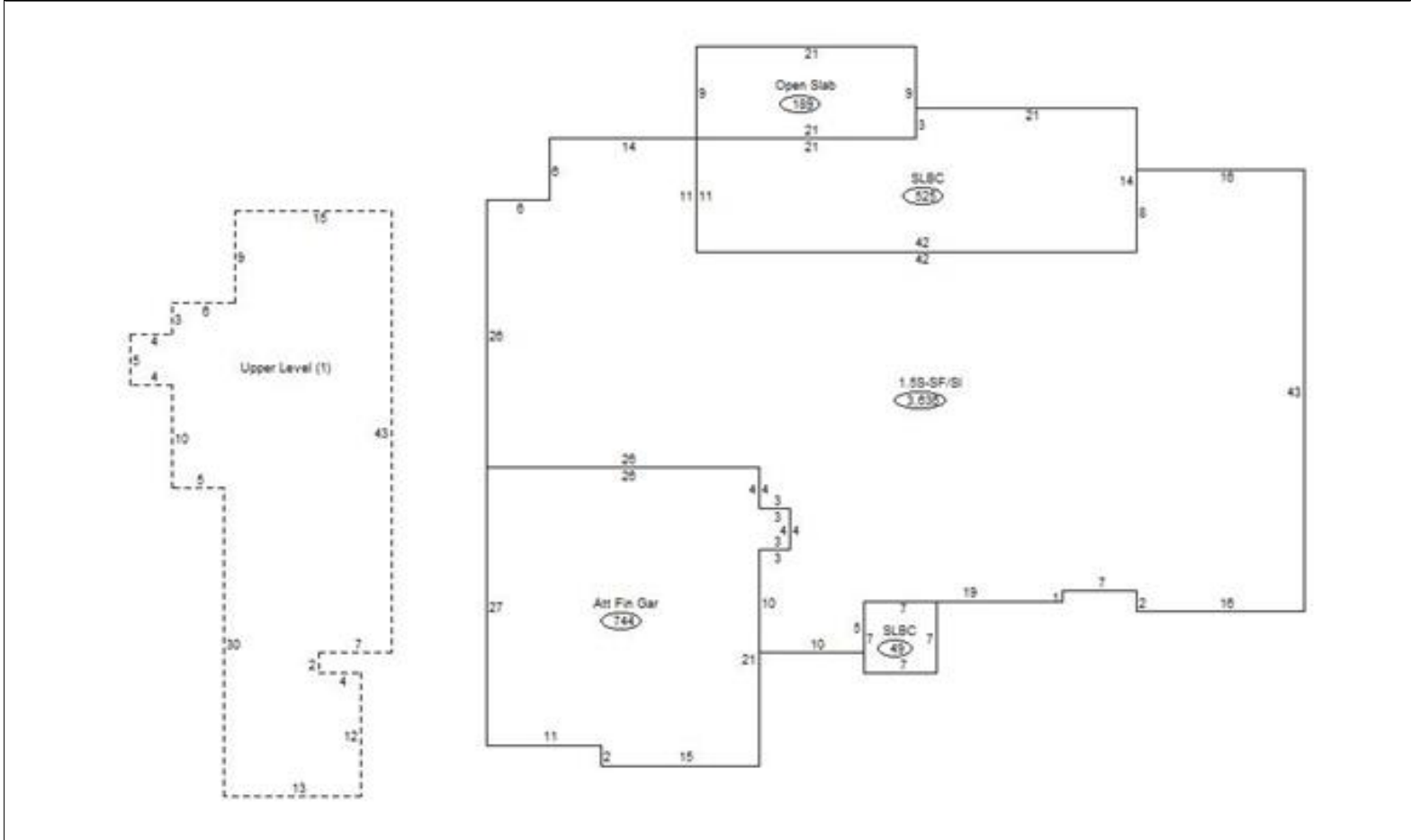
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:09:55
 Page 3

Sketch Image

660104237



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,673	1.360	3,636
2	M	PRCH		13	SLBC	49	1.000	49
3	M	PRCH		13	SLBC	525	1.000	525
4	M	PATO		13	Open Slab	189	1.000	189
5	G	5		13	Att Fin Gar	744	1.000	744
6	U	^UL		13	Upper Level (1)	963	1.000	963
Total Building Area						2,673		3,636