



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------------|-----------------------|-----------|-------------|--|---------------|------------|-------------|-----------|----------|------------------|--------------|----------|-------------|---|---------------|------------|-------------|----------------|-----------------------|-------------------------|---------|---------|---------|----------|---------------------|----------------|-----------------------|-----|----------------------|------------------------------|------------|-----------|---------|----------------|-----------------------|----------------|---------|---------------|---|--------|------|----------------|-----------------------|-----------|----------------|-------|---------------------|---------|------|----------------|-----------------------|---|--------|---|-------|--------|
| Account 660104260 Parcel ID 000000-0-0-300110-003-0004 Cadastral ID 31-21-15-05900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334632 PETERSON, CHARLES A & MARY ELLEN REVOCABLE LIVING TRUST 6663 N FLINT LN OWASSO OK 74055-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 06663 N FLINT LN Subdivision BOULDER POINT PHASE II Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 3 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.25081319 -95.75359215 LOT 4 BLOCK 3 BOULDER POINT PHASE II | | | | | 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>R24 041</td> <td>NEW POOL</td> <td>05/2024</td> <td>08/2024</td> <td>69,000</td> </tr> <tr> <td>R20 000358</td> <td>R22- NEW 2670 SQ FT SFR</td> <td>08/2020</td> <td>06/2021</td> <td>215,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R24 041 | NEW POOL | 05/2024 | 08/2024 | 69,000 | R20 000358 | R22- NEW 2670 SQ FT SFR | 08/2020 | 06/2021 | 215,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R24 041 | NEW POOL | 05/2024 | 08/2024 | 69,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R20 000358 | R22- NEW 2670 SQ FT SFR | 08/2020 | 06/2021 | 215,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <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>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>60,560</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | HV | Veteran | Yes | 999,999 | 60,560 | Sale History <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>EXECUTIVE HOMES LLC</td> <td>05/25/2021</td> <td>472,500</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 | / | EXECUTIVE HOMES LLC | 05/25/2021 | 472,500 | YES | / | GREEN PROPERTY MANAGEMENT IN | 07/20/2020 | 1,664,000 | WB | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HV | Veteran | Yes | 999,999 | 60,560 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | EXECUTIVE HOMES LLC | 05/25/2021 | 472,500 | 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> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 67,494</td> <td>67,494</td> <td>11%</td> <td>7,424</td> <td>Assessed</td> <td>60,560</td> <td>6,573.06</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 493,826</td> <td>483,052</td> <td></td> <td>53,136</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>60,560</td> <td>-5,932.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 561,320</td> <td>550,546</td> <td></td> <td>60,560</td> <td>Total Taxable</td> <td>0</td> <td>641.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | Remove Cap | 2022 | Land Value 67,494 | 67,494 | 11% | 7,424 | Assessed | 60,560 | 6,573.06 | Year Frozen | | Improvements 493,826 | 483,052 | | 53,136 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 60,560 | -5,932.00 | TIF Project ID | 0 | Total Value 561,320 | 550,546 | | 60,560 | Total Taxable | 0 | 641.00 | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2022 | Land Value 67,494 | 67,494 | 11% | 7,424 | Assessed | 60,560 | 6,573.06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 493,826 | 483,052 | | 53,136 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 60,560 | -5,932.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 561,320 | 550,546 | | 60,560 | Total Taxable | 0 | 641.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2025-660104260</td> <td>PETERSON, CHARLES A &</td> <td>7</td> <td>549,978</td> <td>58796</td> <td></td> <td>622.00</td> </tr> <tr> <td>2024</td> <td>2024-660104260</td> <td>PETERSON, CHARLES A &</td> <td>7</td> <td>479,380</td> <td>52731</td> <td></td> <td>753.00</td> </tr> <tr> <td>2023</td> <td>2023-660104260</td> <td>PETERSON, CHARLES A &</td> <td>7</td> <td>472,500</td> <td>51975</td> <td></td> <td>742.00</td> </tr> <tr> <td>2022</td> <td>2022-660104260</td> <td>PETERSON, CHARLES A &</td> <td>7</td> <td>472,500</td> <td>51975</td> <td></td> <td>742.00</td> </tr> <tr> <td>2021</td> <td>2021-660104260</td> <td>PETERSON, CHARLES A &</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 | 2025-660104260 | PETERSON, CHARLES A & | 7 | 549,978 | 58796 | | 622.00 | 2024 | 2024-660104260 | PETERSON, CHARLES A & | 7 | 479,380 | 52731 | | 753.00 | 2023 | 2023-660104260 | PETERSON, CHARLES A & | 7 | 472,500 | 51975 | | 742.00 | 2022 | 2022-660104260 | PETERSON, CHARLES A & | 7 | 472,500 | 51975 | | 742.00 | 2021 | 2021-660104260 | PETERSON, CHARLES A & | 7 | 52,000 | 0 | 5,720 | 635.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660104260 | PETERSON, CHARLES A & | 7 | 549,978 | 58796 | | 622.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660104260 | PETERSON, CHARLES A & | 7 | 479,380 | 52731 | | 753.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660104260 | PETERSON, CHARLES A & | 7 | 472,500 | 51975 | | 742.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660104260 | PETERSON, CHARLES A & | 7 | 472,500 | 51975 | | 742.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660104260 | PETERSON, CHARLES A & | 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 | 0.5165 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | | 0 |
| | LAND USE | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 22,498.00 x 3.00 = 67,494 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 67,494 | | |



\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0038. 6/30/2022

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,890 / 2,890 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,890 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 1,007 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 | 496,989 | 171.97 Per SqFt |

Direct Comparables

| | | |
|------------------|---------|------------------|
| Selection Model | A | Adam Test |
| Adjustment Model | 1 | 2022 Residential |
| Comparables | 1 | |
| Indicated Value | 253,070 | Per SqFt |

Value Reconciliation

| | | | |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 455,776 | | |
| Lot Value | 67,494 | | |
| Indicated Value | 523,270 | 181.06 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 38,050 | | |
| Total Value | 561,320 | 194.23 | Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 109.86 | Total Misc Impr | + 23,841 |
| Roofing Adj | + 5.68 | Garage Cost | + 57,308 |
| Subfloor Adj | + -4.37 | Total RCN | = 474,767 |
| Heat/Cool Adj | + 16.31 | Depreciation (4%) | - 18,991 |
| Plumbing Adj | + 8.72 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 455,776 |
| Adj Base Cost | = 136.20 | Lot Value | + 67,494 |
| Total Area | x 2,890 | Indicated Value | = 523,270 |
| Adjusted Cost | = 393,618 | Value Per SqFt | 181.06 |

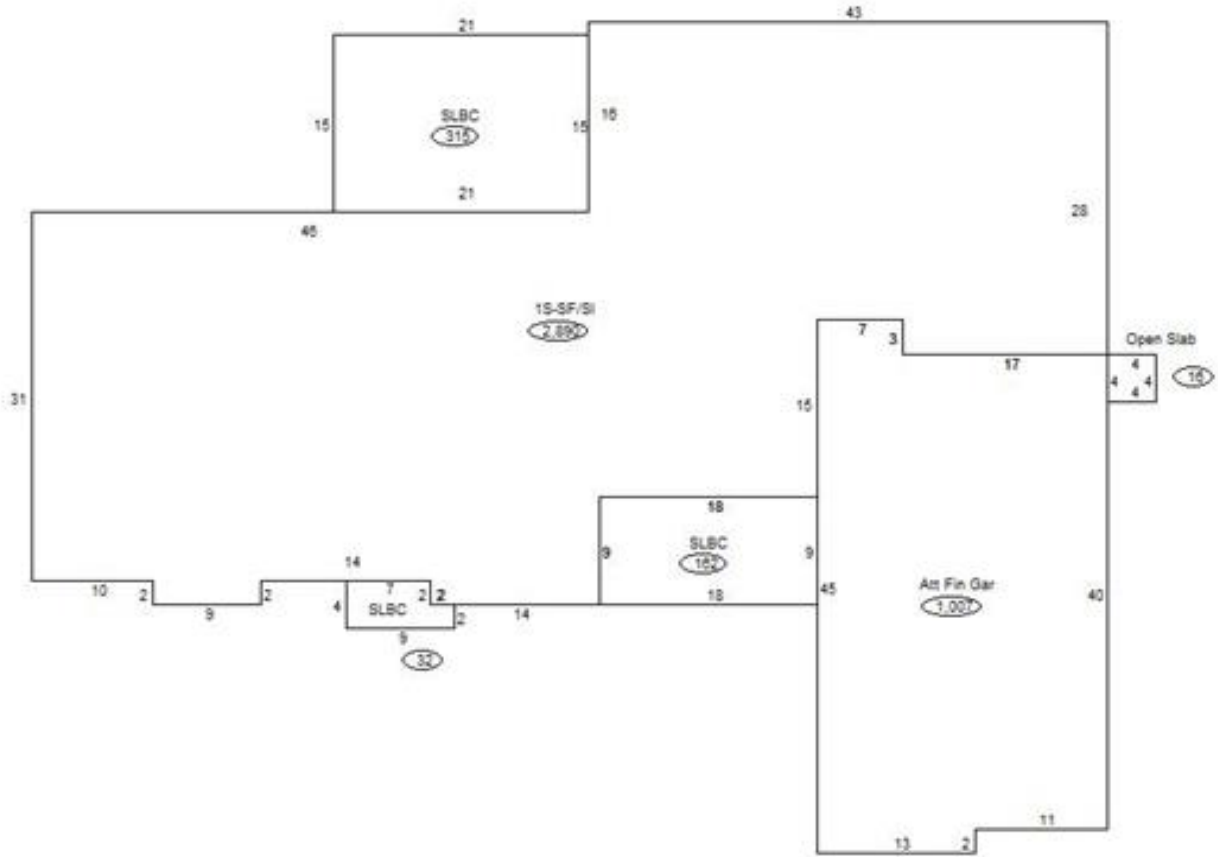
Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| PRCH | Slab Porch - Covered | 150993 | 21x15 | | 315 | 31.89 | | 10,045 |
| PRCH | Slab Porch - Covered | 150994 | 32 | | 32 | 33.09 | | 1,059 |
| PRCH | Slab Porch - Covered | 150995 | 18x9 | | 162 | 32.49 | | 5,263 |
| PATO | Slab Porch - Open | 150997 | 4x4 | | 16 | 14.39 | | 230 |
| FPR1 | Fireplace - Residential 1 Story | | 1 | | 1 | 7,243.87 | | 7,244 |



Sketch Image

660104260



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1S-SF/SI | 2,890 | 1.000 | 2,890 |
| 2 | M | PRCH | | 13 | SLBC | 315 | 1.000 | 315 |
| 3 | M | PRCH | | 13 | SLBC | 32 | 1.000 | 32 |
| 4 | M | PRCH | | 13 | SLBC | 162 | 1.000 | 162 |
| 5 | G | 5 | | 13 | Att Fin Gar | 1,007 | 1.000 | 1,007 |
| 6 | M | PATO | | 13 | Open Slab | 16 | 1.000 | 16 |
| Total Building Area | | | | | | 2,890 | | 2,890 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|---------------------------|--------------------------|------------|-----------------------|------------|--------------------------------|--------------|
|  | SF | Fiberglass Inground Pool | 0x0x0 | | | 1 | |
| | Qual | 4 | Cond 3 | Year 2024 | Eff Age 2 | | |
| | Valuation Summary | | | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |
| | Base Cost (27,000.00 x 1) | | 27,000 | | 27,000 | 2,700 | 24,300 |
|  | GG | GAZEBO GOOD | 0x0x0 | | | 1 | |
| | Qual | 3 | Cond 3 | Year 2024 | Eff Age | | |
| | Valuation Summary | | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (13,750.00 x 1) | | 13,750 | | 13,750 | | 13,750 |