



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:40
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Assessment Data					Primary Image				
Account	660104262								
Parcel ID	000000-0-0-300110-004-0002								
Cadastral ID	31-21-15-05920								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	334367								
PENSE, DAVID & DEBRA									
REVOCABLE TRUST									
6664 N FLINT LN OWASSO OK 74055-0000									
Parcel Location									
Situs	06664 N FLINT LN								
Subdivision	BOULDER POINT PHASE II								
Lot/Block	0002 / 0004	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: 36.25080661 -95.75432464									
LOT 2 BLOCK 4 BOULDER POINT PHASE II									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20 000395	R23- NEW 2588 SQ FT SFR	09/2020	05/2021	220,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	04/30/2021	434,500	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	66,063	66,063	11%	7,267	Assessed	50,456 5,476.39	
Year Frozen		Improvements	392,629	392,629		43,189	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	458,692	458,692		50,456	Total Taxable	49,456 5,379.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104262	PENSE, DAVID & DEBRA	7	446,189	1000	48,081	5,229.00		
2024	2024-660104262	PENSE, DAVID & DEBRA	7	477,002	1000	48,229	5,336.00		
2023	2023-660104262	PENSE, DEBRA SUE &	7	434,500	1000	46,795	5,068.00		
2022	2022-660104262	PENSE, DEBRA SUE &	7	434,500	1000	46,795	5,268.00		
2021	2021-660104262	PENSE, DEBRA SUE &	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	0.5055		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,021.00 x 3.00 = 66,063		
Factor Value			
Adjustments	1.0000		
Lot Value	66,063		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,563 / 2,563
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,563
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,886 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	442,506	172.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	208,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.94	Total Misc Impr	+ 16,807
Roofing Adj	+ 4.49	Garage Cost	+ 70,423
Subfloor Adj	+ -2.15	Total RCN	= 408,989
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 16,360
Plumbing Adj	+ 7.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,629
Adj Base Cost	= 125.54	Lot Value	+ 66,063
Total Area	x 2,563	Indicated Value	= 458,692
Adjusted Cost	= 321,759	Value Per SqFt	178.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,629		
Lot Value	66,063		
Indicated Value	458,692	178.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	458,692	178.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	5,615.40		5,615
PATO	Slab Porch - Open	151237	4x4		16	11.48		184
PRCH	Slab Porch - Covered	151238	147		147	26.47		3,891
PRCH	Slab Porch - Covered	152293	273		273	26.07		7,117

