



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:27:03
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Assessment Data					Primary Image														
Account 660000898 Parcel ID 000000-00-0-00807-007-0006 Cadastral ID 01-22-15-03880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 344309 ASHWOOD, STACIE & HARRY ASHWOOD V 11213 N 112TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09705 E SYCAMORE ST Subdivision TACORA HILLS Lot/Block 0006 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0045.JPG 3/25/2022</p>														
Legal Description Lat/Long: 36.41810702 -95.65645892																			
LOT 6 BLOCK 7 TACORA HILLS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	SIGNATURE SERIES HOMES LLC	05/09/2024	202,500	WG										
					/	DOBIE, LINDA E	10/21/2022	70,000	WG										
					/	DOBIE, LARRY D & LINDA E	11/09/2018	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax										
Remove Cap	2025		Land Value 33,806	33,806	11%	3,719	Assessed	12,964	1,326.63										
Year Frozen	0		Improvements 84,043	84,043		9,245	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 117,849	117,849		12,964	Total Taxable	12,964	1,327.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000898	ASHWOOD, STACIE &			11	116,964	0	12,866	1,316.00										
2024	2024-660000898	ASHWOOD, STACIE &			11	122,718	0	10,266	1,054.00										
2023	2023-660000898	SIGNATURE SERIES HOMES LLC			11	88,878	0	9,777	1,025.00										
2022	2022-660000898	DOBIE, LINDA E			11	87,543	1000	8,630	924.00										
2021	2021-660000898	DOBIE, LARRY D & LINDA E			11	89,975	1000	8,897	920.00										
2020	2020-660000898	DOBIE, LARRY D & LINDA E			11	88,572	1000	8,743	933.00										
2019	2019-660000898	DOBIE, LARRY D & LINDA E			11	86,764	1000	8,544	900.00										
2018	2018-660000898	DOBIE, LARRY D & LINDA E			11	91,733	1000	8,483	903.00										
2017	2017-660000898	DOBIE, LARRY D & LINDA E			11	90,929	1000	8,208	853.00										
2016	2016-660000898	DOBIE, LARRY D & LINDA E			11	88,642	1000	7,940	832.00										
2015	2015-660000898	DOBIE, LARRY D & LINDA E			11	88,930	1000	7,679	811.00										
2014	2014-660000898	DOBIE, LARRY D & LINDA E			11	88,990	1000	7,426	784.00										
2013	2013-660000898	DOBIE, LARRY D & LINDA E			11	84,135	1000	7,181	746.00										



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2464 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,732.00 x 3.15 = 33,806 Factor Value Adjustments 1.0000 Lot Value 33,806		<p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0045.JPG 3/25/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	130,233	114.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	102.79	Total Misc Impr	+	7,607	
Roofing Adj	+ 4.75	Garage Cost	+	13,048	
Subfloor Adj	+ 1.25	Total RCN	=	168,194	
Heat/Cool Adj	+ 11.47	Depreciation (51%)	-	85,779	
Plumbing Adj	+ 9.16	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	82,415	
Adj Base Cost	= 129.42	Lot Value	+	33,806	
Total Area	x 1,140	Indicated Value	=	116,221	
Adjusted Cost	= 147,539	Value Per SqFt		101.95	

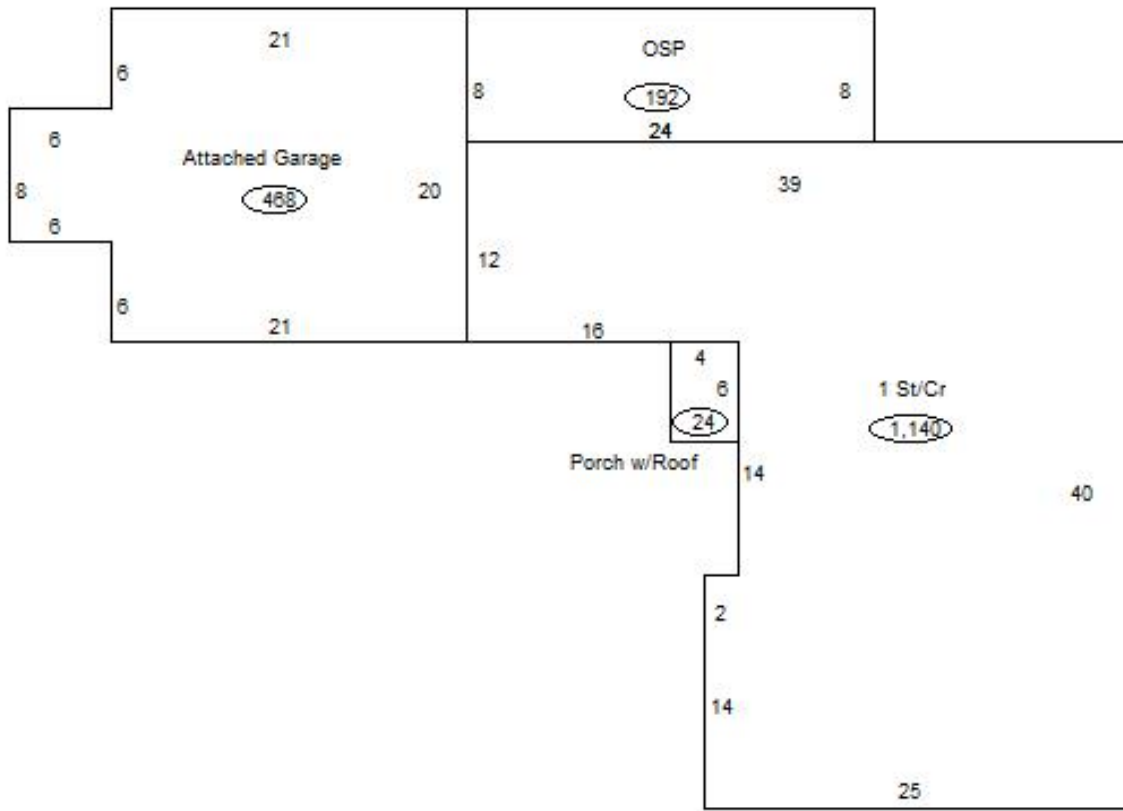
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,415		
Lot Value	33,806		
Indicated Value	116,221	101.95	Per SqFt
Agland Value			
Site Improvements	1,628		
Total Value	117,849	103.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2588	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	2589	24x8		192	10.05		1,930



Sketch Image

660000898



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,140	1.000	1,140
2	G	1		13	Attached Garage	468	1.000	468
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,140		1,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG				160
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (7.02 x 160)	1,123		1,123	674



STF	STG FAIR		0x0x0		360
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (4.68 x 360)	1,685		1,685	506