



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:10:21  
 Page 1

Assessment Data					Primary Image									
Account	660002994													
Parcel ID	21N15E-04-4-00000-000-0000													
Cadastral ID	04-21-15-00700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	127044													
HAYES, DANIEL & CYNDI-TRUST														
PO BOX 1436 OWASSO OK 74055--143														
Parcel Location														
Situs	06633 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size 7.5 - Acres												
Sec/Twn/Rng	4 / 21 / 15 / 4													
Neighborhood	6070 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
001 3/22/2024														
Legal Description Lat/Long: 36.32242506 -95.70953454														
S2 SE SW SE & SW SW SE SE														
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>R23 171</td> <td>R24 NEW SFR 2890 SQ FT</td> <td>06/2023</td> <td>03/2024</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 171	R24 NEW SFR 2890 SQ FT	06/2023	03/2024	250,000
Number	Description	Opened	Closed	Amount										
R23 171	R24 NEW SFR 2890 SQ FT	06/2023	03/2024	250,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2671/795 947/43	HAYES, DANIEL K & HAYES, KAREN L	10/30/2017 02/11/1994	0 90,000	4 No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	117,718	117,718	11%	12,949	Assessed	66,051	7,169.04					
Year Frozen	0	Improvements	493,343	482,745		53,102	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	611,061	600,463		66,051	Total Taxable	65,051	7,072.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002994	HAYES, DANIEL &	7	582,974	1000	63,127	6,862.00							
2024	2024-660002994	HAYES, DANIEL &	7	266,000	0	20,704	2,285.00							
2023	2023-660002994	HAYES, DANIEL &	7	243,698	0	19,717	2,130.00							
2022	2022-660002994	HAYES, DANIEL &	7	243,394	0	18,778	2,108.00							
2021	2021-660002994	HAYES, DANIEL &	7	229,823	0	17,884	1,985.00							
2020	2020-660002994	HAYES, DANIEL &	7	227,556	0	17,032	1,888.00							
2019	2019-660002994	HAYES, DANIEL &	7	217,293	0	16,221	1,800.00							
2018	2018-660002994	HAYES, DANIEL &	7	221,004	0	15,449	1,659.00							
2017	2017-660002994	HAYES, DANIEL K &	7	219,814	0	14,713	1,594.00							
2016	2016-660002994	HAYES, DANIEL K &	7	216,278	0	14,013	1,519.00							
2015	2015-660002994	HAYES, DANIEL K &	7	213,370	0	13,345	1,457.00							
2014	2014-660002994	HAYES, DANIEL K &	7	213,644	0	12,710	1,398.00							
2013	2013-660002994	HAYES, DANIEL K &	7	205,326	0	12,105	1,307.00							



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Date 04/17/2026  
Time 02:10:22  
Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	7.5	
Non-Ag Acres	7.4414	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	324,148.00 x .36 = 117,718	
Factor Value		
Adjustments	1.0000	
Lot Value	117,718	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,848 / 2,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,848
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	746 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

001	3/22/2024
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.62	Total Misc Impr	+ 31,759
Roofing Adj	+ 5.69	Garage Cost	+ 42,455
Subfloor Adj	+ -4.37	Total RCN	= 457,754
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 9,155
Plumbing Adj	+ 6.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 448,599
Adj Base Cost	= 134.67	Lot Value	+ 117,718
Total Area	x 2,848	Indicated Value	= 566,317
Adjusted Cost	= 383,540	Value Per SqFt	198.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	448,599		
Lot Value	117,718		
Indicated Value	566,317	198.85	Per SqFt
Agland Value			
Site Improvements	44,744		
Total Value	611,061	214.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159818	216		216	32.20		6,955
PRCH	Slab Porch - Covered	159819	786		786	30.42		23,910
PRCH	Slab Porch - Covered	159820	9x3		27	33.11		894





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Time 02:10:22  
Page 4

660002994

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.62 x 1,800)		49,716	49,716	4,972	44,744	