



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660013117 Parcel ID 000000-00-0-00783-003-0004 Cadastral ID 13-21-14-01590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 254852 HUPP, JAY JOSEPH & CYNTHIA J 10418 ASHFORD LN OWASSO OK 74055-0000																																																						
Parcel Location Situs 10418 N ASHFORD LN Subdivision STONEBRIDGE ESTATES II Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.30490104 -95.76879177					Building Permits																																																	
LOT 4 BLOCK 3 STONEBRIDGE EST 2					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	902/767	RON KELLEY HOMES INC	12/16/1992	145,500	Yes																																													
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>0</td> <td>Land Value 117,920</td> <td>59,525</td> <td>11%</td> <td>6,548</td> <td>Assessed</td> <td>36,238</td> <td>3,933.20</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 269,912</td> <td>269,912</td> <td></td> <td>29,690</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>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 387,832</td> <td>329,437</td> <td></td> <td>36,238</td> <td>Total Taxable</td> <td>35,238</td> <td>3,836.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 117,920	59,525	11%	6,548	Assessed	36,238	3,933.20	Year Frozen	0	Improvements 269,912	269,912		29,690	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 387,832	329,437		36,238	Total Taxable	35,238	3,836.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013117	HUPP, JAY JOSEPH &	7	386,034	1000	34,183	3,721.00																																															
2024	2024-660013117	HUPP, JAY JOSEPH &	7	391,524	1000	33,158	3,673.00																																															
2023	2023-660013117	HUPP, JAY JOSEPH &	7	325,410	1000	32,164	3,488.00																																															
2022	2022-660013117	HUPP, JAY JOSEPH &	7	305,271	1000	31,197	3,516.00																																															
2021	2021-660013117	HUPP, JAY JOSEPH &	7	284,177	1000	30,259	3,373.00																																															
2020	2020-660013117	HUPP, JAY JOSEPH &	7	285,262	1000	29,707	3,308.00																																															
2019	2019-660013117	HUPP, JAY JOSEPH &	7	271,021	1000	28,812	3,211.00																																															
2018	2018-660013117	HUPP, JAY JOSEPH &	7	278,712	1000	29,059	3,134.00																																															
2017	2017-660013117	HUPP, JAY JOSEPH &	7	276,400	1000	28,184	3,068.00																																															
2016	2016-660013117	HUPP, JAY JOSEPH &	7	269,013	1000	27,334	2,978.00																																															
2015	2015-660013117	HUPP, JAY JOSEPH &	7	262,309	1000	26,509	2,907.00																																															
2014	2014-660013117	HUPP, JAY JOSEPH &	7	267,472	1000	25,708	2,842.00																																															
2013	2013-660013117	HUPP, JAY JOSEPH &	7	251,146	1000	24,930	2,705.00																																															



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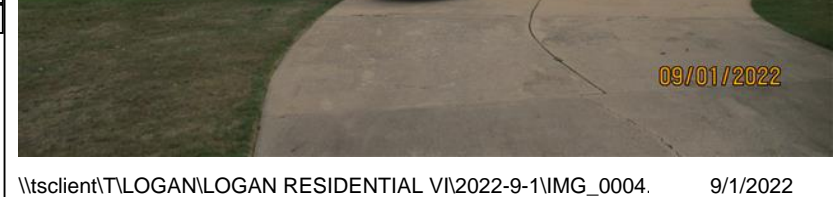
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0457	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	45,549.00 x 2.59 = 117,920	
Factor Value		
Adjustments	1.0000	
Lot Value	117,920	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	2,438 / 3,118
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,438
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	812 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	379,338	121.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	428,170		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,912		
Lot Value	117,920		
Indicated Value	387,832	124.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	387,832	124.38	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.37	Total Misc Impr	+	9,953			
Roofing Adj	+ 4.05	Garage Cost	+	30,215			
Subfloor Adj	+ -2.65	Total RCN	=	396,930			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	127,018			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	269,912			
Adj Base Cost	= 114.42	Lot Value	+	117,920			
Total Area	x 3,118	Indicated Value	=	387,832			
Adjusted Cost	= 356,762	Value Per SqFt		124.38			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	31315		36	36	29.42		1,059
PATO	SLAB PORCH - OPEN	31316		211	211	11.68		2,464



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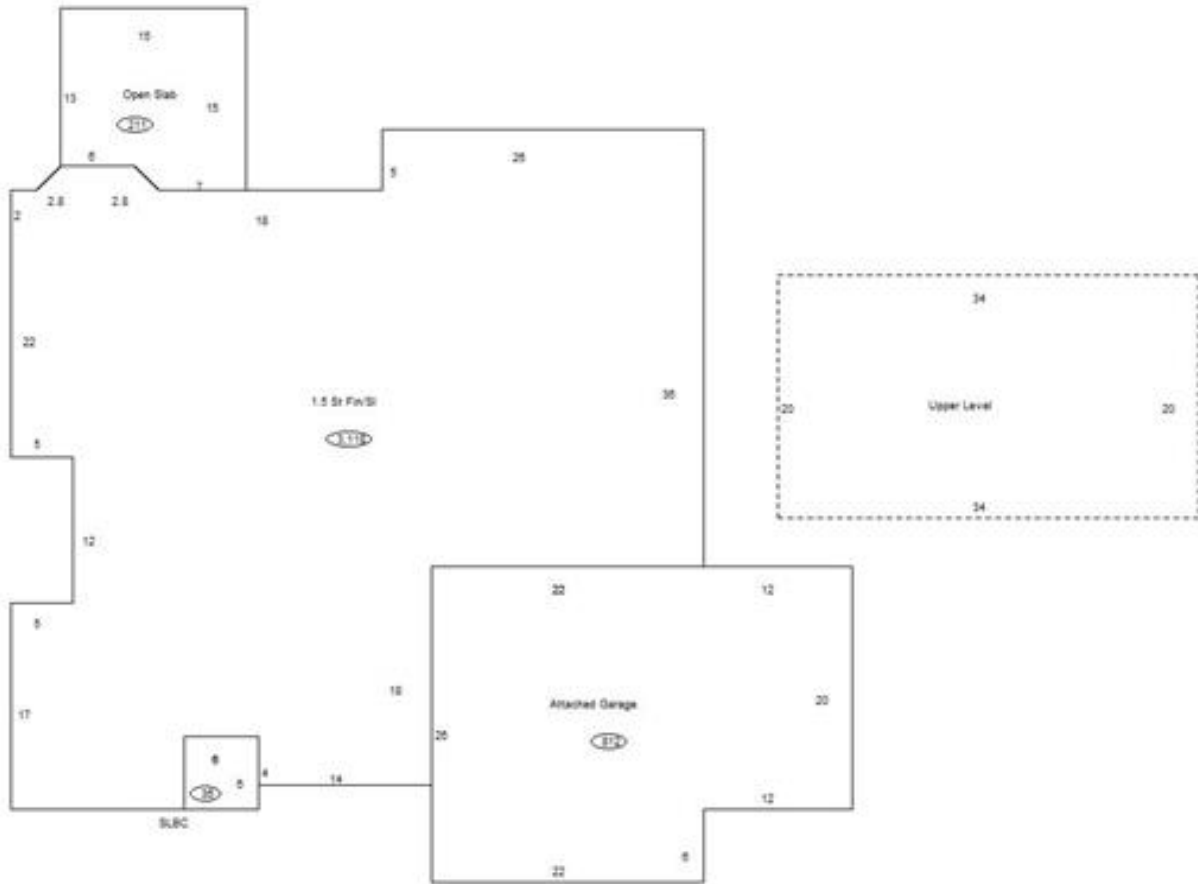
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,438	1.279	3,118
2	G	1		10	Attached Garage	812	1.000	812
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PATO		10	Open Slab	211	1.000	211
5	U	^UL	Overhang	10	Upper Level	680	1.000	680
Total Building Area						2,438		3,118