



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:49:04
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Assessment Data				Primary Image					
Account	660014289			No Image On File					
Parcel ID	21N14E-15-2-00000-000-0000								
Cadastral ID	15-21-14-00820								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	341317								
VAZQUEZ, EDGAR									
PO BOX 1470 OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	4.11 - Acres						
Sec/Twn/Rng	15 / 21 / 14 / 2								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.30686273 -95.81128853				Building Permits					
TR BEG NW/C OF NW/4; TH S89-5934E 538'; TH S00-0026W 195.80'; TH S44-1731W 252.60'; TH S27-5206W 167.64'; TH S89-5827W 282.98' TO W/LINE OF SEC; TH N00-0133W 525' TO POB LESS THE STATUTORY ROW PRESENT IN THE ABOVE DESCRIBED TRACT AND LESS TR TO CITY OF OWASSO DESC 2676-89 AS COMM NW/C				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	STEPHENS, FRANCES E LIVING TRUS	04/04/2023	500,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024		Land Value	516,556	516,556	11%	Assessed	56,821	5,566.19
Year Frozen	0		Improvements	0	0	0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	516,556	516,556	56,821	Total Taxable	56,821	5,566.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660014289	VAZQUEZ, EDGAR			40	516,556	0	56,821	5,566.00
2024	2024-660014289	VAZQUEZ, EDGAR			40	516,556	0	56,821	5,459.00
2023	2023-660014289	VAZQUEZ, EDGAR			40	800	0	88	8.00
2022	2022-660014289	STEPHENS, FRANCES E LIVING TRUST			40	800	0	88	9.00
2021	2021-660014289	STEPHENS, FRANCES E LIVING TRUST			40	800	0	88	9.00
2020	2020-660014289	STEPHENS, FRANCES E LIVING TRUST			40	800	0	88	9.00
2019	2019-660014289	STEPHENS, FRANCES E			40	800	0	88	9.00
2018	2018-660014289	STEPHENS, FRANCES E			40	800	0	88	8.00
2017	2017-660014289	STEPHENS, FRANCES E			40	954	0	105	10.00
2016	2016-660014289	STEPHENS, FRANCES E			40	954	0	105	10.00
2015	2015-660014289	STEPHENS, FRANCES E			3	954	0	105	10.00
2014	2014-660014289	STEPHENS, FRANCES E			3	954	0	105	10.00
2013	2013-660014289	STEPHENS, FRANCES E			3	954	0	105	10.00



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Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	4.0335							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	175,700.00 x .39 = 67,956							
Factor Value								
Adjustments	7.6013							
Lot Value	516,556							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	516,556			
Year/Eff Age /				Indicated Value	516,556	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	516,556	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 516,556					
Total Area	x	Indicated Value	= 516,556					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value