



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	660016624				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0603\IMG_0001. 6/3/2022</p>									
Parcel ID	000000-00-0-00264-001-0031													
Cadastral ID	18-21-15-02360													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	341561													
STEVENS, GARY & MEGAN														
10033 N DOVER PL OWASSO OK 74055-0000														
Parcel Location														
Situs	10033 N DOVER PL													
Subdivision	DOVER POND													
Lot/Block	0031 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	18 / 21 / 15 / 5													
Neighborhood	1027 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29982034 -95.75706432														
Building Permits														
LOT 31 BLOCK 1 DOVER POND														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	AMERICAN ESCROW & CLOSING CO	05/10/2023	680,000	YES					
					/	HAYNE, KELLY & HEATHER	03/31/2023	680,000	7					
					2456/866	ARENS, THOMAS & EMILY	02/19/2015	437,500	YES					
					2249/515	TODD, RICHARD J &	06/01/2012	410,000	YES					
					2066/460	NOTEBOOM, RONALD G &	10/23/2009	440,000	YES					
					1247/17	WILSON, JO NELL	08/24/2000	67,500	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax					
Remove Cap	2024	Land Value	222,496	222,496	11%	24,475	Assessed	72,171	7,833.30					
Year Frozen	0	Improvements	433,598	433,598		47,696	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	656,094	656,094		72,171	Total Taxable	72,171	7,833.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016624	STEVENS, GARY & MEGAN			7	651,325	0	71,646	7,776.00					
2024	2024-660016624	STEVENS, GARY & MEGAN			7	681,003	0	74,911	8,267.00					
2023	2023-660016624	STEVENS, GARY & MEGAN			7	476,193	1000	50,076	5,422.00					
2022	2022-660016624	HAYNE, KELLY & HEATHER			7	468,476	1000	48,588	5,468.00					
2021	2021-660016624	HAYNE, KELLY & HEATHER			7	437,669	1000	47,144	5,248.00					
2020	2020-660016624	HAYNE, KELLY & HEATHER			7	434,628	1000	46,213	5,138.00					
2019	2019-660016624	HAYNE, KELLY & HEATHER			7	416,712	1000	44,838	4,989.00					
2018	2018-660016624	HAYNE, KELLY & HEATHER			7	420,978	1000	45,308	4,878.00					
2017	2017-660016624	HAYNE, KELLY & HEATHER			7	416,916	1000	44,861	4,875.00					
2016	2016-660016624	HAYNE, KELLY & HEATHER			7	436,320	0	47,995	5,204.00					
2015	2015-660016624	HAYNE, KELLY & HEATHER			7	419,567	1000	45,152	4,941.00					
2014	2014-660016624	ARENS, THOMAS & EMILY			7	429,044	1000	45,030	4,967.00					
2013	2013-660016624	ARENS, THOMAS & EMILY			7	406,271	1000	43,690	4,731.00					



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Lot Data		Square-Foot - NBHD 1027 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9727		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAKE LOT		0
Method	Square-Foot		
Base Lot Value	42,370.00 x 2.65 = 112,281		
Factor Value			
Adjustments	1.9816		
Lot Value	222,496		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,090 / 3,650
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,090
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	996 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	553,139 151.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	604,280 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.03	Total Misc Impr	+ 12,029
Roofing Adj	+ 3.66	Garage Cost	+ 48,216
Subfloor Adj	+ -2.64	Total RCN	= 541,279
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 119,081
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 422,198
Adj Base Cost	= 131.79	Lot Value	+ 222,496
Total Area	x 3,650	Indicated Value	= 644,694
Adjusted Cost	= 481,034	Value Per SqFt	176.63

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	422,198
Lot Value	222,496
Indicated Value	644,694 176.63 Per SqFt
Agland Value	
Site Improvements	11,400
Total Value	656,094 179.75 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	7,721.18	7,721
PATO	SLAB PORCH - OPEN	39756		153	153	14.57	2,229
PRCH	SLAB PORCH - COVERED	39757		57	57	36.47	2,079



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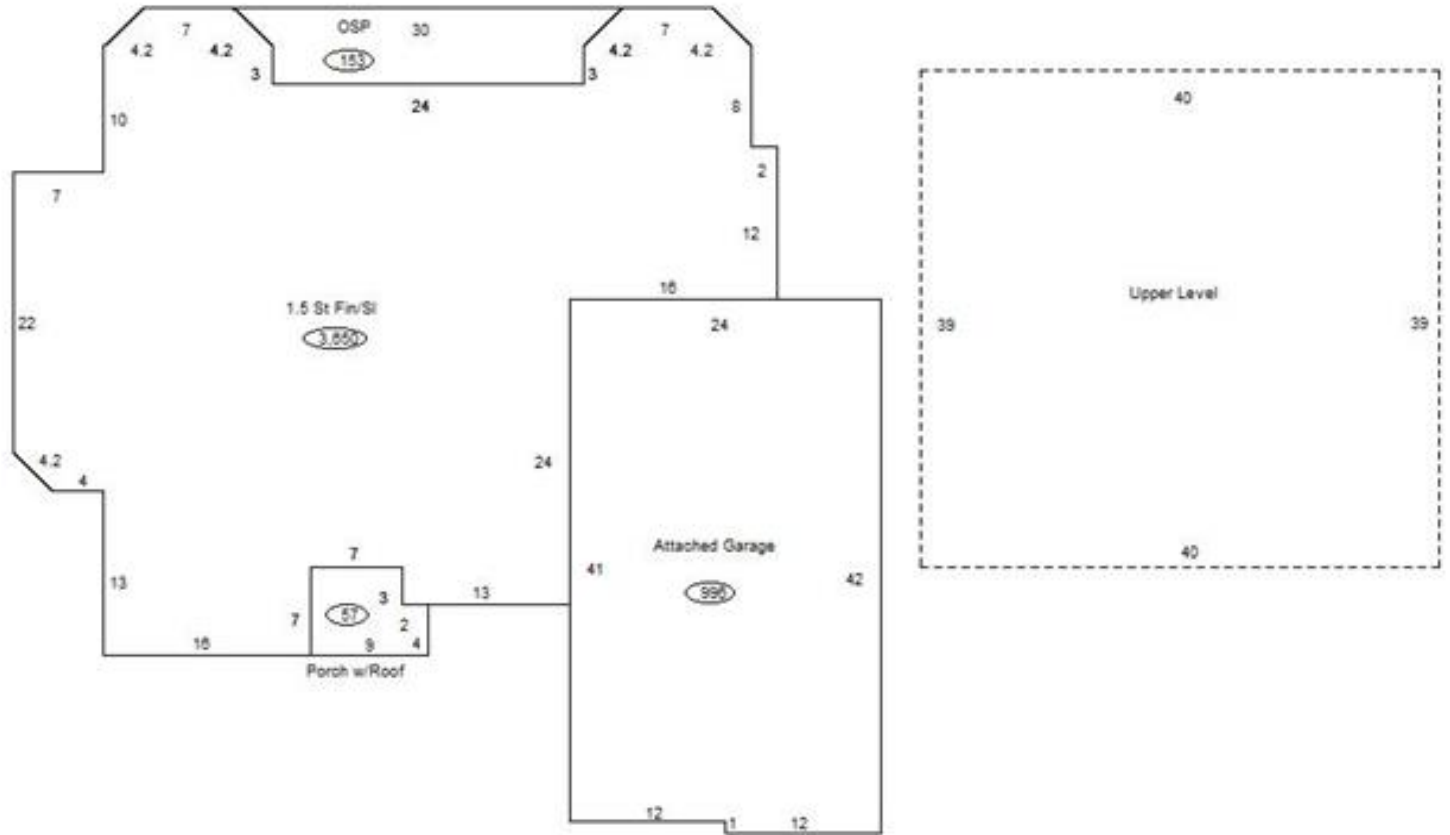
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,090	1.746	3,650
2	G	1		13	Attached Garage	996	1.000	996
3	M	PATO		13	Open Slab	153	1.000	153
4	M	PRCH		13	SLBC	57	1.000	57
5	U	^UL		13	Upper Level	1,560	1.000	1,560
Total Building Area						2,090		3,650



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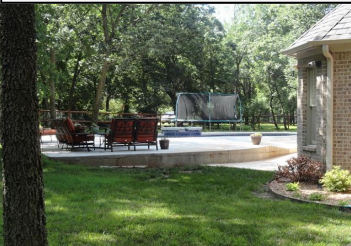
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2002	Eff Age 18	
		Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	18,600	11,400