



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660091505 <b>Parcel ID</b> 000000-00-0-00808-006-0015 <b>Cadastral ID</b> 36-21-14-02200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 326150 MACK, KATHY A & KEVIN D  6796 HUMMINGBIRD CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06796 HUMMINGBIRD CT <b>Subdivision</b> TANGLEWOOD AT STONE CANYON <b>Lot/Block</b> 0015 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																							
<b>Legal Description</b> Lat/Long: 36.25033868 -95.76190865																																							
<b>Building Permits</b>					<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>WP 2016 02 8 R17-NEW POOL</td> <td></td> <td>02/2016</td> <td>12/2016</td> <td>40,000</td> </tr> <tr> <td>R2012 0117 R13-NEW 3300 SQ FT SFR</td> <td></td> <td>01/2012</td> <td>09/2012</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2016 02 8 R17-NEW POOL		02/2016	12/2016	40,000	R2012 0117 R13-NEW 3300 SQ FT SFR		01/2012	09/2012	275,000															
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<b>Parcel Valuation</b>																																							
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																														
<b>Remove Cap</b>	2019	<b>Land Value</b>	261,170	194,856	11%	21,434	<b>Assessed</b>	89,241	9,686.04																														
<b>Year Frozen</b>	0	<b>Improvements</b>	616,419	616,419		67,807	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-97.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	877,589	811,275		89,241	<b>Total Taxable</b>	88,241	9,589.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660091505	MACK, KATHY A &			7	863,134	1000	85,642	9,305.00																														
2024	2024-660091505	MACK, KATHY A &			7	897,866	0	84,117	9,282.00																														
2023	2023-660091505	MACK, KATHY A &			7	728,291	0	80,112	8,651.00																														
2022	2022-660091505	MACK, KATHY A &			7	706,938	0	77,763	8,728.00																														
2021	2021-660091505	MACK, KATHY A &			7	676,437	0	74,408	8,261.00																														
2020	2020-660091505	MACK, KATHY A &			7	671,064	0	73,817	8,185.00																														
2019	2019-660091505	MACK, KATHY A &			7	675,076	0	74,258	8,239.00																														
2018	2018-660091505	KELTNER, JOSHUA L &			7	588,093	1000	62,700	6,746.00																														
2017	2017-660091505	KELTNER, JOSHUA L &			7	582,070	1000	60,844	6,606.00																														
2016	2016-660091505	KELTNER, JOSHUA L &			7	533,897	1000	57,575	6,257.00																														
2015	2015-660091505	KELTNER, JOSHUA L &			7	516,989	1000	55,869	6,110.00																														
2014	2014-660091505	KELTNER, JOSHUA L &			7	522,228	0	56,014	6,162.00																														
2013	2013-660091505	KELTNER, JOSHUA L &			7	484,971	0	53,347	5,759.00																														



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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4329	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	62,415.00 x 3.61 = 225,555	
Factor Value		
Adjustments	1.1579	
Lot Value	261,170	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-20\ 6/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,493 / 4,287
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,493
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	878 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	846,696	197.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	951,850		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.53	Total Misc Impr	+ 35,833
Roofing Adj	+ 3.83	Garage Cost	+ 45,138
Subfloor Adj	+ -2.67	Total RCN	= 654,572
Heat/Cool Adj	+ 18.45	Depreciation ( 11%)	- 72,003
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 582,569
Adj Base Cost	= 133.80	Lot Value	+ 261,170
Total Area	x 4,287	Indicated Value	= 843,739
Adjusted Cost	= 573,601	Value Per SqFt	196.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,569		
Lot Value	261,170		
Indicated Value	843,739	196.81	Per SqFt
Agland Value			
Site Improvements	33,850		
Total Value	877,589	204.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	115709	8x3		24	37.26		894
PATO	SLAB PORCH - OPEN	115710	18x8		144	15.48		2,229
PRCH	SLAB PORCH - COVERED	115711	408		408	35.55		14,504
PATO	SLAB PORCH - OPEN	115712	19x6		114	15.87		1,809



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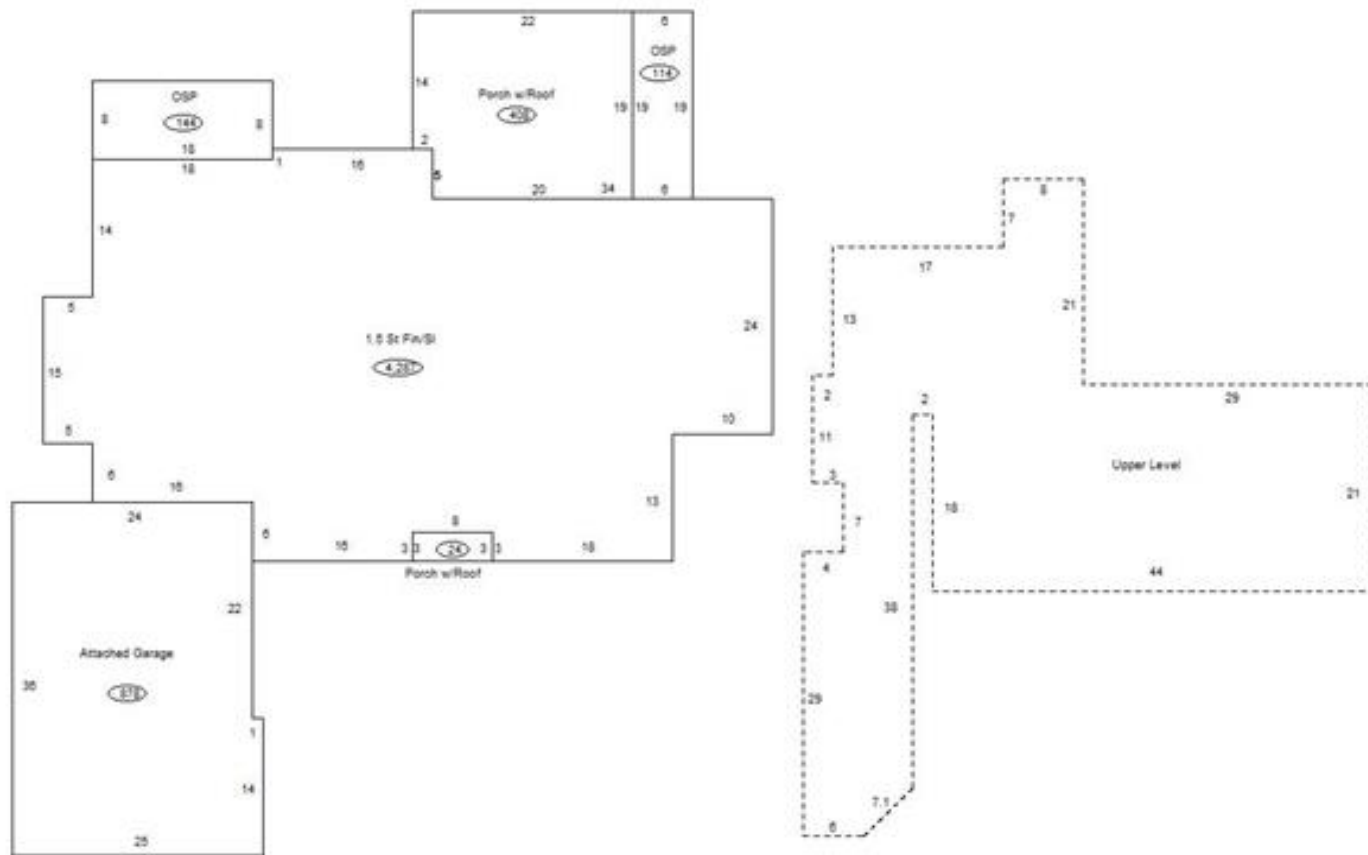
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Sketch Image

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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/SI	2,493	1.720	4,287
2	U	^UL		13	Upper Level	1,794	1.000	1,794
3	G	1		13	Attached Garage	878	1.000	878
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PATO		13	Open Slab	144	1.000	144
6	M	PRCH		13	SLBC	408	1.000	408
7	M	PATO		13	Open Slab	114	1.000	114
<b>Total Building Area</b>						<b>2,493</b>		<b>4,287</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	4	Cond 4	Year 2016	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	9,900	20,100
	GG	GAZEBO GOOD	0x0x0		Concrete	1	
	Qual	4	Cond 6	Year 2016	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (13,750.00 x 1)		13,750		13,750		13,750