



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	660092734				No Image On File				
Parcel ID	000000-00-0-00065-002-0001								
Cadastral ID	01-20-14-00360								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	341082								
TANNER, JOHN JR									
399080 W 1200 RD DEWEY OK 74029-0000									
Parcel Location									
Situs	18239 E FALCON PASS								
Subdivision	BLUFFS AT STONE CANYON (THE)								
Lot/Block	0001 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 14 / 5								
Neighborhood	1218 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24068800 -95.77435035									
Building Permits									
LOT 1 BLOCK 2 THE BLUFFS AT STONE CANYON									
Number	Description	Opened	Closed	Amount					
R24 326	NEW SFR 5623 SQ FT	09/2024		2,400,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TANNER, JOHN JR	02/17/2023	0	7
					/	MARCELLA, GREG & TERRI	12/01/2021	0	12
					/	C.A.B.O. DEVELOPMENT COMPANY LI	09/30/2020	235,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	277,368	277,368	11%	30,510	Assessed	30,510	2,988.76
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	277,368	277,368	30,510	Total Taxable	30,510	2,989.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092734	TANNER, JOHN JR	3	277,368	0	30,510	2,989.00		
2024	2024-660092734	TANNER, JOHN JR	3	277,368	0	30,510	2,931.00		
2023	2023-660092734	TANNER, JOHN JR	3	240,010	0	26,401	2,474.00		
2022	2022-660092734	TANNER, JOHN JR	3	235,000	0	25,850	2,533.00		
2021	2021-660092734	MARCELLA, GREG & TERRI	3	235,000	0	25,850	2,501.00		
2020	2020-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2019	2019-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2018	2018-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2017	2017-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2016	2016-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2015	2015-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2014	2014-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		
2013	2013-660092734	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00		



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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9096							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS	0	0					
Method	Square-Foot							
Base Lot Value	39,624.00 x 7.00 = 277,368							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	277,368			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	6 - Excellent			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	277,368			
Basement Area				Indicated Value	277,368	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	277,368	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	+ 277,368					
Total Area	x	Indicated Value	= 277,368					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value