



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 660092761 Parcel ID 000000-00-0-00065-001-0018 Cadastral ID 02-20-14-00210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 299199 ST GEMME, KEITH A & ANGELIA M-TRUSTEES 5969 N EAGLE SUMMIT RD OWASSO OK 74055-0000 Parcel Location Situs 05969 N EAGLE SUMMIT RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660092761_006.JPG 9/18/2025</p>																			
Legal Description Lat/Long: 36.23867613 -95.77997293																								
LOT 18 BLOCK 1 THE BLUFFS AT STONE CANYON					Building Permits <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 2014 0129R16-NEW POOL WITH HEAT</td> <td></td> <td>02/2014</td> <td>08/2015</td> <td></td> </tr> <tr> <td>R2013 10 7 R15-NEW 7637 SQ FT SFR</td> <td></td> <td>10/2013</td> <td>01/2015</td> <td>900,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2014 0129R16-NEW POOL WITH HEAT		02/2014	08/2015		R2013 10 7 R15-NEW 7637 SQ FT SFR		10/2013	01/2015	900,000
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WP 2014 0129R16-NEW POOL WITH HEAT		02/2014	08/2015																					
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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	2463/43	ST GEMME, KEITH A &	03/26/2015	0	4															
					2328/903	C.A.B.O. DEVELOPMENT COMPANY LI	05/21/2013	275,000	19															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2014		Land Value 307,668	293,149	11%	32,246	Assessed	175,996	17,240.57															
Year Frozen	0		Improvements 1,870,380	1,306,824		143,750	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 2,178,048	1,599,973		175,996	Total Taxable	174,996	17,143.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660092761	ST GEMME, KEITH A &			3	2,032,762	1000	169,871	16,641.00															
2024	2024-660092761	ST GEMME, KEITH A &			3	1,725,976	1000	164,894	15,841.00															
2023	2023-660092761	ST GEMME, KEITH A &			3	1,531,390	1000	160,062	14,999.00															
2022	2022-660092761	ST GEMME, KEITH A &			3	1,516,081	1000	155,371	15,222.00															
2021	2021-660092761	ST GEMME, KEITH A &			3	1,380,153	1000	150,817	14,590.00															
2020	2020-660092761	ST GEMME, KEITH A &			3	1,370,513	1000	147,090	14,209.00															
2019	2019-660092761	ST GEMME, KEITH A &			3	1,307,065	1000	142,777	13,802.00															
2018	2018-660092761	ST GEMME, KEITH A &			3	1,339,225	1000	145,351	13,529.00															
2017	2017-660092761	ST GEMME, KEITH A &			3	1,328,301	1000	141,089	13,271.00															
2016	2016-660092761	ST GEMME, KEITH A &			3	1,295,893	1000	136,950	12,894.00															
2015	2015-660092761	ST GEMME, KEITH A &			3	1,217,566	1000	132,932	12,606.00															
2014	2014-660092761	ST GEMME, KEITH A &			3	247,500	0	27,225	2,606.00															
2013	2013-660092761	ST GEMME, KEITH A &			3	497	0	55	5.00															



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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0631 Topography Street Access Utilities Amenities GATE/BLUFFS 0 0 Method Square-Foot Base Lot Value 46,308.00 x 6.64 = 307,668 Factor Value Adjustments 1.0000 Lot Value 307,668		

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	6,515 / 8,624
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	6,515
Fixture/RghIn	25 /
Bed/F/H Bath	5 / 6.5 /
Basement Area	
Garage Type	1,554 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2014 / 9

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 1,728,504 200.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 1,746,480 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	159.03	Total Misc Impr	+ 83,026	Roofing Adj	+ 5.92	Garage Cost	+ 258,026
Subfloor Adj	+ -12.66	Total RCN	= 1,927,954	Heat/Cool Adj	+ 24.14	Depreciation (5%)	- 96,398
Plumbing Adj	+ 7.58	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 1,831,556
Adj Base Cost	= 184.01	Lot Value	+ 307,668	Total Area	x 8,624	Indicated Value	= 2,139,224
		Value Per SqFt	248.05	Adjusted Cost	= 1,586,902		

Value Reconciliation
Selected Approach Cost Approach Improvements 1,831,556 Lot Value 307,668 Indicated Value 2,139,224 248.05 Per SqFt Agland Value Site Improvements 38,824 Total Value 2,178,048 252.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1	1	10,922.69		10,923
SHLT	STORM SHELTER	0		1	2015	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	SLAB PORCH - COVERED	121978	23x10		230	45.62		10,493
PRCH	SLAB PORCH - COVERED	121979	254		254	45.39		11,529
PRCH	SLAB PORCH - COVERED	121980	927		927	42.57		39,462
PRCH	Porch	121981	7x3		21	47.08		989



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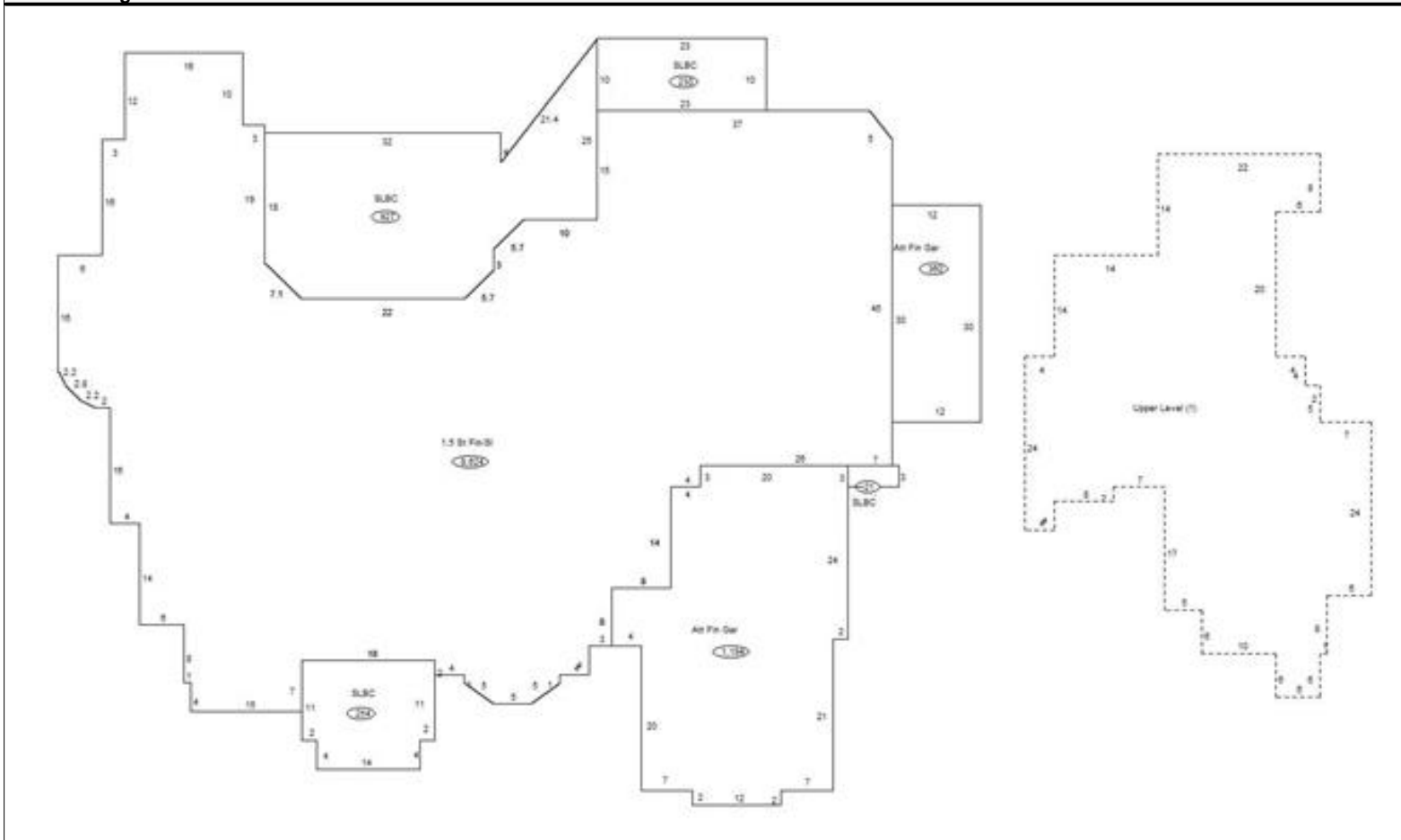
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Sketch Image

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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	6,515	1.324	8,624
2	G	5		13	Att Fin Gar	1,194	1.000	1,194
3	G	5		13	Att Fin Gar	360	1.000	360
4	U	^UL		13	Upper Level (1)	2,109	1.000	2,109
5	M	PRCH		13	SLBC	230	1.000	230
6	M	PRCH		13	SLBC	254	1.000	254
7	M	PRCH		13	SLBC	927	1.000	927
8	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						6,515		8,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		630
	Qual	6	Cond 6	Year 2015	Eff Age 3	
	Valuation Summary Base Cost (67.19 x 630) 42,330		Modifier Total	RCN 42,330	Depr (15% Phys/ % Func) 6,350	RCNLD 35,980
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond 4	Year 2014	Eff Age 7	
	Valuation Summary Base Cost (4,820.00 x 1) 4,820		Modifier Total	RCN 4,820	Depr (41% Phys/ % Func) 1,976	RCNLD 2,844