



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 660092762 Parcel ID 000000-00-0-00065-001-0019 Cadastral ID 02-20-14-00220 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334486 EVANS, REBECCA A REVOCABLE TRUST 5951 N EAGLE SUMMIT RD OWASSO OK 74055-0000 Parcel Location Situs 05951 N EAGLE SUMMIT RD Subdivision BLUFFS AT STONE CANYON (THE) Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-7-10\IMG_0013.JPG 7/10/2023</p>																			
Legal Description Lat/Long: 36.23828372 -95.78009554																								
LOT 19 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>R22 054</td> <td>R23 NEW POOL</td> <td>07/2022</td> <td>07/2023</td> <td>100,000</td> </tr> <tr> <td>R22 044</td> <td>R23- NEW SFR 4637 SQ FT</td> <td>02/2022</td> <td>07/2023</td> <td>1,338,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 054	R23 NEW POOL	07/2022	07/2023	100,000	R22 044	R23- NEW SFR 4637 SQ FT	02/2022	07/2023	1,338,000
Number	Description	Opened	Closed	Amount																				
R22 054	R23 NEW POOL	07/2022	07/2023	100,000																				
R22 044	R23- NEW SFR 4637 SQ FT	02/2022	07/2023	1,338,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	C.A.B.O. DEVELOPMENT COMPANY LI	05/20/2021	315,000	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2022		Land Value 294,231	294,231	11%	32,365	Assessed	142,282	13,937.94															
Year Frozen	0		Improvements 1,032,017	999,243		109,917	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 1,326,248	1,293,474		142,282	Total Taxable	141,282	13,840.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660092762	EVANS, REBECCA A			3	1,255,800	1000	137,138	13,434.00															
2024	2024-660092762	EVANS, REBECCA A			3	1,246,546	0	137,120	13,173.00															
2023	2023-660092762	EVANS, REBECCA A			3	315,000	0	34,650	3,247.00															
2022	2022-660092762	EVANS, REBECCA A			3	315,000	0	34,650	3,395.00															
2021	2021-660092762	EVANS, REBECCA A			3	497	0	55	5.00															
2020	2020-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2019	2019-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2018	2018-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2017	2017-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2016	2016-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2015	2015-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2014	2014-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															
2013	2013-660092762	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00															



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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.965		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	42,033.00 x 7.00 = 294,231		
Factor Value			
Adjustments	1.0000		
Lot Value	294,231		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	5,045 / 5,045
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,045
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 3.0 / 2.0
Basement Area	
Garage Type	1,584 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	992,942		
Lot Value	294,231		
Indicated Value	1,287,173	255.14	Per SqFt
Agland Value			
Site Improvements	39,075		
Total Value	1,326,248	262.88	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	121.21	Total Misc Impr	+ 84,222
Roofing Adj	+ 7.05	Garage Cost	+ 160,285
Subfloor Adj	+ -8.14	Total RCN	= 1,002,972
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 10,030
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 992,942
Adj Base Cost	= 150.34	Lot Value	+ 294,231
Total Area	x 5,045	Indicated Value	= 1,287,173
Adjusted Cost	= 758,465	Value Per SqFt	255.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49		9,658
FPPF	Fireplace - Prefabricated	0		1	1	8,933.68		8,934
GENR	Generator - Residential Standby	0		1	1	5,376.00		5,376
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
ODRK	Outdoor Kitchen	0		1	1	9,500.00		9,500
SHLT	STORM SHELTER	0		1	2024	0.00		
PRCH	Slab Porch - Covered	157612	32x12		384	44.66		17,149
PRCH	Slab Porch - Covered	157613	159		159	46.18		7,343
PRCH	Slab Porch - Covered	157615	372		372	44.71		16,632



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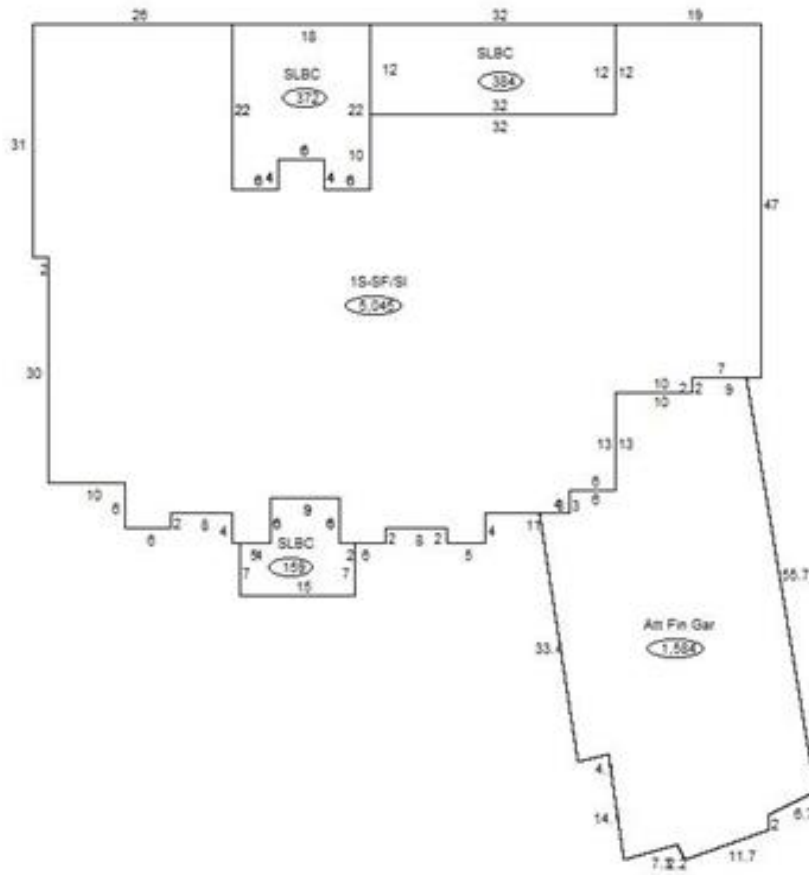
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	SLBC	384	1.000	384
2	M	PRCH		20	SLBC	159	1.000	159
3	R	1	Slab	20	1S-SF/SI	5,045	1.000	5,045
4	M	PRCH		20	SLBC	372	1.000	372
5	G	5		20	Att Fin Gar	1,584	1.000	1,584
Total Building Area						5,045		5,045



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		660
	Qual	5	Cond 5	Year 2023	Eff Age 1	
	Valuation Summary Base Cost (57.97 x 660) 38,260		Modifier Total	RCN 38,260	Depr (5% Phys/ % Func) 1,913	RCNLD 36,347
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (3,100.00 x 1) 3,100		Modifier Total	RCN 3,100	Depr (12% Phys/ % Func) 372	RCNLD 2,728