




# 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> 660092771 <b>Parcel ID</b> 000000-00-0-00065-001-0028 <b>Cadastral ID</b> 02-20-14-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 341641 MADDOX, DARIN & REGINA  5922 N EAGLE SUMMIT RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05922 N EAGLE SUMMIT RD <b>Subdivision</b> BLUFFS AT STONE CANYON (THE) <b>Lot/Block</b> 0028 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660092771_001.JPG 9/18/2025</p>																								
<b>Legal Description</b> Lot/Long: 36.23824114 -95.78159097 LOT 28 BLOCK 1 THE BLUFFS AT STONE CANYON																													
<b>Exemptions</b>					<b>Building Permits</b>																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R23 314</td> <td>R24 NEW SFR 4714 SQ FT</td> <td>10/2023</td> <td>11/2024</td> <td>1,225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 314	R24 NEW SFR 4714 SQ FT	10/2023	11/2024	1,225,000
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<b>Sale History</b>					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>DOWNING, SHANE &amp; SARA</td> <td>05/23/2023</td> <td>253,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>01/24/2022</td> <td>260,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DOWNING, SHANE & SARA	05/23/2023	253,000	YES	/	C.A.B.O. DEVELOPMENT COMPANY LI	01/24/2022	260,000	YES					
Bk/Pg	Grantor	Date	Price	Code																									
/	DOWNING, SHANE & SARA	05/23/2023	253,000	YES																									
/	C.A.B.O. DEVELOPMENT COMPANY LI	01/24/2022	260,000	YES																									
<b>Parcel Valuation</b>																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2024	Land Value	254,219	254,219	11%	27,964	Assessed	144,399	14,145.33																				
Year Frozen	0	Improvements	1,058,497	1,058,497		116,435	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	1,312,716	1,312,716		144,399	Total Taxable	144,399	14,145.00																				
<b>Assessment History</b>																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660092771	MADDOX, DARIN & REGINA			3	1,273,900	0	140,129	13,727.00																				
2024	2024-660092771	MADDOX, DARIN & REGINA			3	254,219	0	27,964	2,687.00																				
2023	2023-660092771	MADDOX, DARIN & REGINA			3	260,000	0	28,600	2,680.00																				
2022	2022-660092771	DOWNING, SHANE & SARA			3	497	0	55	5.00																				
2021	2021-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2020	2020-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2019	2019-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2018	2018-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2017	2017-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2016	2016-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2015	2015-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2014	2014-660092771	C.A.B.O. DEVELOPMENT COMPANY LLC			3	497	0	55	5.00																				
2013	2013-660092771	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	0.8337		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	36,317.00 x 7.00 = 254,219		
Factor Value			
Adjustments	1.0000		
Lot Value	254,219		



Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,172 / 4,852
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	3,172
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,096 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2024 / 2

### 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	1,019,183		
Lot Value	254,219		
Indicated Value	1,273,402	262.45	Per SqFt
Agland Value			
Site Improvements	39,314		
Total Value	1,312,716	270.55	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	133.51	Total Misc Impr	+	88,965
Roofing Adj	+ 6.93	Garage Cost	+	144,979
Subfloor Adj	+ -8.71	Total RCN	=	1,029,478
Heat/Cool Adj	+ 22.94	Depreciation ( 1%)	-	10,295
Plumbing Adj	+ 9.29	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	1,019,183
Adj Base Cost	= 163.96	Lot Value	+	254,219
Total Area	x 4,852	Indicated Value	=	1,273,402
Adjusted Cost	= 795,534	Value Per SqFt		262.45

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		2024	2	10,922.69		21,845
ODFP	Outdoor Fireplace/Firepit	0		2024	1	9,630.41		9,630
GENR	Generator - Residential Standby	0		2024	1	5,376.00		5,376
SHLT	STORM SHELTER	0		2024	1	0.00		
PRCH	Porch	161811	80		80	46.70		3,736
PRCH	Porch	161812	6x6		36	46.99		1,692
PRCH	Porch	161813	1003		1,003	42.33		42,457
PATO	Patio - Open	173557	38x8		304	13.91		4,229



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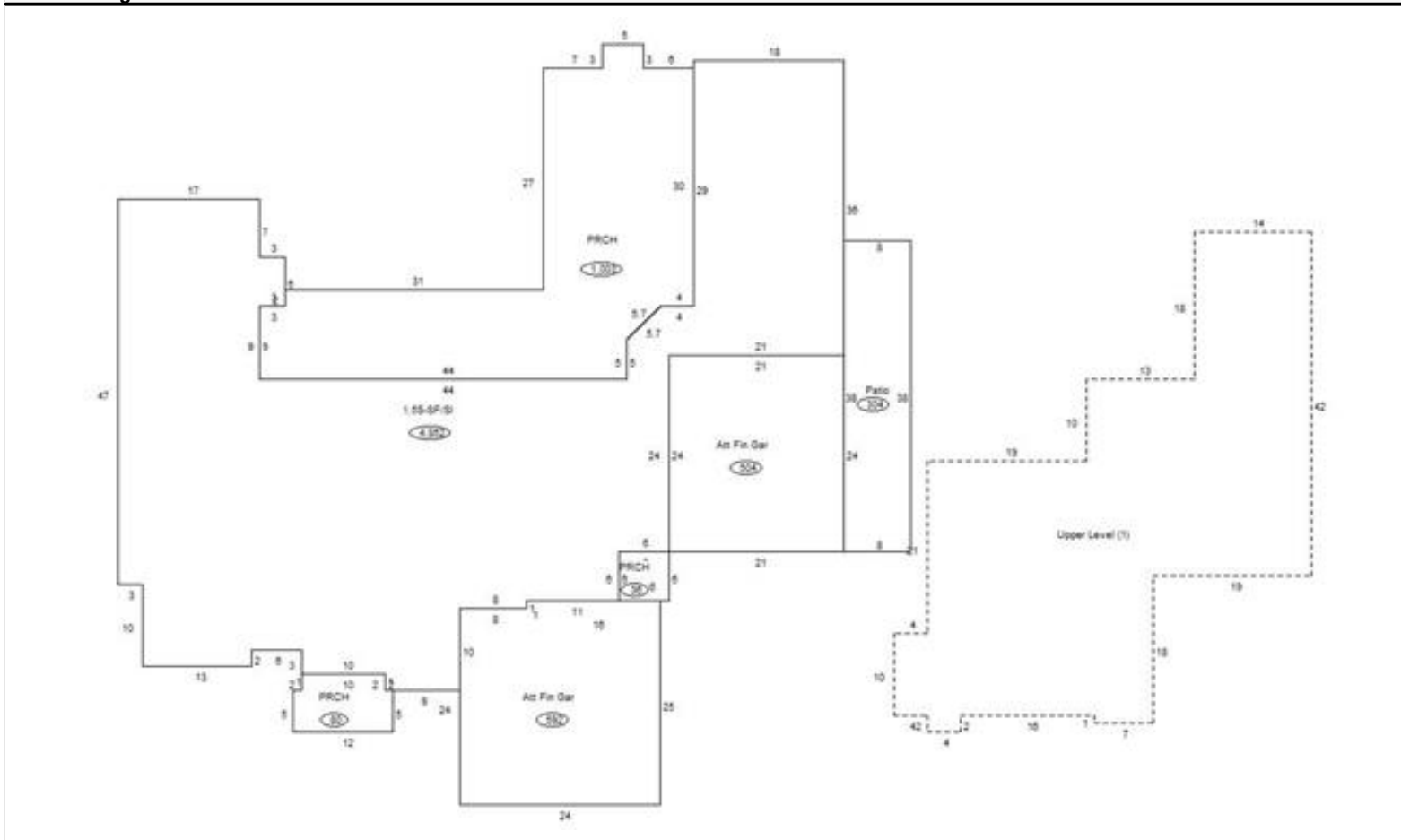
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### Sketch Image

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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	1.5S-SF/SI	3,172	1.530	4,852
2	U	^UL		13	Upper Level (1)	1,680	1.000	1,680
3	G	5		13	Att Fin Gar	592	1.000	592
4	G	5		13	Att Fin Gar	504	1.000	504
5	M	PRCH		13	PRCH	80	1.000	80
6	M	PRCH		13	PRCH	36	1.000	36
7	M	PRCH		13	PRCH	1,003	1.000	1,003
8	M	PATO		13	Patio	304	1.000	304
<b>Total Building Area</b>						<b>3,172</b>		<b>4,852</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Reinforced-Concrete		615
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (67.29 x 615)	41,383	41,383	2,069	39,314