



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	660092772				<p>660092772_006.JPG 9/18/2025</p>																			
Parcel ID	000000-00-0-00065-001-0029																							
Cadastral ID	02-20-14-00320																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area	3																					
Tax Area	3 - OWASSO RURAL/NO FIRE																							
Name ID	331498																							
WAWRZONEK, JOSH & KELLI																								
4200 E SKELLY DR STE 530 TULSA OK 74135-0000																								
Parcel Location																								
Situs	05942 N EAGLE SUMMIT RD																							
Subdivision	BLUFFS AT STONE CANYON (THE)																							
Lot/Block	0029 / 0001	Parcel Size	1 - Lots																					
Sec/Twn/Rng	2 / 20 / 14 / 5																							
Neighborhood	1218 - R-V01-SW OWASSO																							
School District	S021 - OWASSO SCHOOLS																							
Legal Description Lat/Long: 36.23849852 -95.78133436																								
LOT 29 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>P21 000004</td><td>R22- NEW POOL</td><td>01/2021</td><td>01/2022</td><td></td></tr> <tr> <td>R20 000305</td><td>R22- NEW 3425 SQ FT SFR</td><td>08/2020</td><td>06/2021</td><td>685,300</td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000004	R22- NEW POOL	01/2021	01/2022		R20 000305	R22- NEW 3425 SQ FT SFR	08/2020	06/2021	685,300					
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Exemptions																								
Sale History																								
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	C.A.B.O. DEVELOPMENT COMPANY LI	07/31/2020	205,000	YES															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																
Remove Cap	2021	Land Value	214,102	214,102	11%	23,551	Assessed	115,139	11,279.02															
Year Frozen	0	Improvements	832,619	832,619		91,588	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	1,046,721	1,046,721		115,139	Total Taxable	115,139	11,279.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660092772	WAWRZONEK, JOSH & KELLI	3	1,000,601	0	110,066	10,782.00																	
2024	2024-660092772	WAWRZONEK, JOSH & KELLI	3	979,124	0	107,703	10,347.00																	
2023	2023-660092772	WAWRZONEK, JOSH & KELLI	3	1,052,051	0	115,726	10,845.00																	
2022	2022-660092772	WAWRZONEK, JOSH & KELLI	3	1,039,950	0	114,394	11,207.00																	
2021	2021-660092772	WAWRZONEK, JOSH & KELLI	3	209,994	0	23,099	2,235.00																	
2020	2020-660092772	WAWRZONEK, JOSH & KELLI	3	497	0	55	5.00																	
2019	2019-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2018	2018-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2017	2017-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2016	2016-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2015	2015-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2014	2014-660092772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	497	0	55	5.00																	
2013	2013-660092772	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	1		
Units Buildable	1		
Non-Ag Acres	0.7022		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	30,586.00 x 7.00 = 214,102		
Factor Value			
Adjustments	1.0000		
Lot Value	214,102		



Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,128 / 4,517
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,128
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 4.0 / 2.0
Basement Area	
Garage Type	1,292 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	856,395	189.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,200,390		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.38	Total Misc Impr	+ 57,441
Roofing Adj	+ 4.79	Garage Cost	+ 105,737
Subfloor Adj	+ -4.52	Total RCN	= 810,916
Heat/Cool Adj	+ 20.10	Depreciation (3%)	- 24,327
Plumbing Adj	+ 10.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 786,589
Adj Base Cost	= 143.40	Lot Value	+ 214,102
Total Area	x 4,517	Indicated Value	= 1,000,691
Adjusted Cost	= 647,738	Value Per SqFt	221.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	786,589		
Lot Value	214,102		
Indicated Value	1,000,691	221.54	Per SqFt
Agland Value			
Site Improvements	46,030		
Total Value	1,046,721	231.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	1	0.00		
FPR2	Fireplace - Residential 2 Story	0		1	1	10,097.14		10,097
PRCH	Slab Porch - Covered	151122	10x7		70	45.70		3,199
PRCH	Slab Porch - Covered	151123	16x6		96	45.57		4,375
PATO	Slab Porch - Open	151124	55x7		385	12.82		4,936
PATO	Slab Porch - Open	151126	15x13		195	15.73		3,067
PRCH	Slab Porch - Covered	151127	751		751	42.30		31,767



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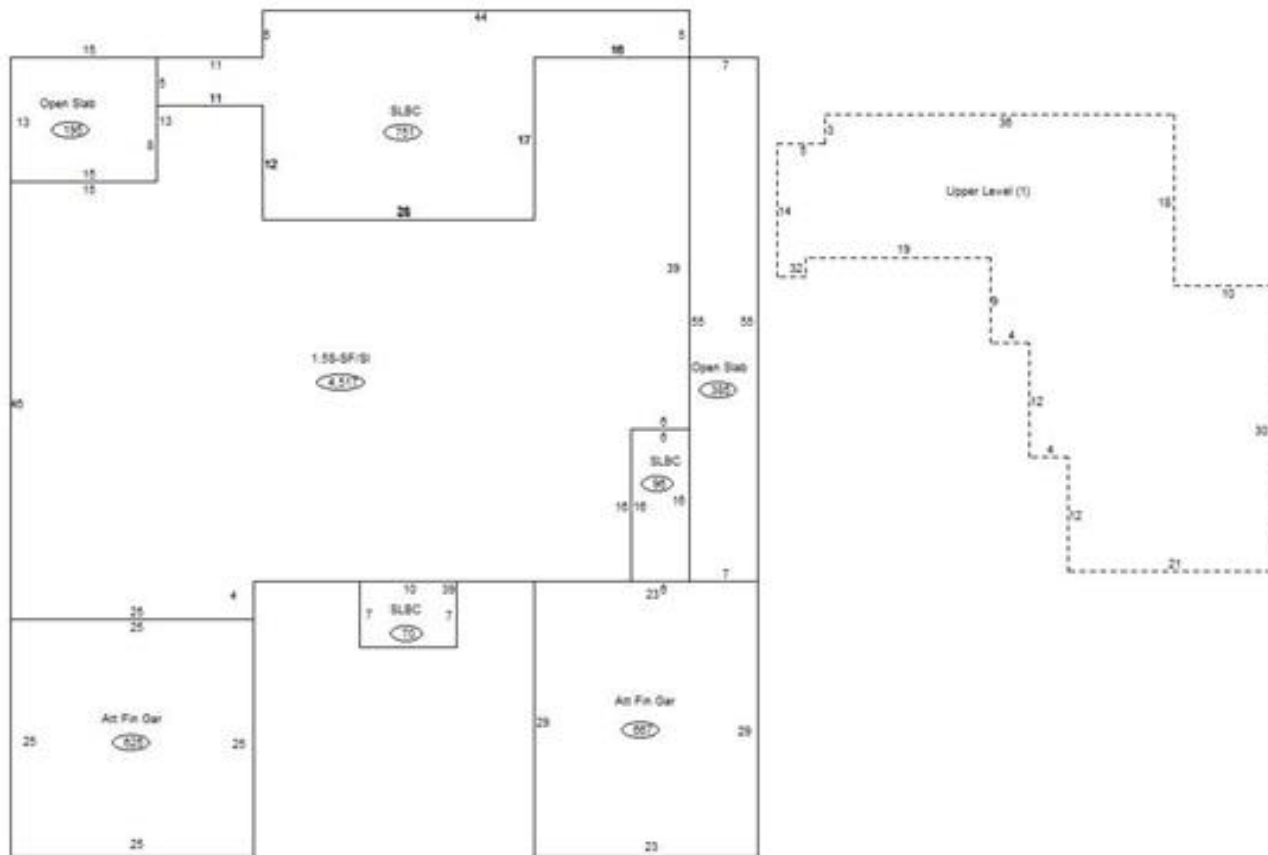
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Sketch Image

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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	3,128	1.444	4,517
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	96	1.000	96
5	M	PATO		13	Open Slab	385	1.000	385
6	G	5		13	Att Fin Gar	667	1.000	667
7	M	PATO		13	Open Slab	195	1.000	195
8	M	PRCH		13	SLBC	751	1.000	751
9	U	^UL		13	Upper Level (1)	1,389	1.000	1,389
Total Building Area						3,128		4,517



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2021	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (4,820.00 x 1) 4,820			4,820	916	3,904
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		445
	Qual 5	Cond 5	Year 2021	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (61.93 x 445) 27,559			27,559	2,756	24,803
	PATO	Patio - Open BASKETBALL COURT	32x50x0	Concrete		1,600
	Qual 5	Cond 5	Year 2021	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (12.03 x 1,600) 19,248			19,248	1,925	17,323