



# 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> 660095789 <b>Parcel ID</b> 000000-00-0-00067-001-0002 <b>Cadastral ID</b> 01-20-14-01010 <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> 312635 GREER, JEFF S & LYNETTE L TRUSTEES 2001 REVOC TRUST OF LYNETTE GREER  18067 E FALCON PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18067 E FALCON PASS <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE II (THE) <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660095789_001.JPG 5/29/2024</p>																								
<b>Legal Description</b> Lat/Long: 36.24207740 -95.77633279																													
BLUFFS II AT STONE CANYON BLOCK 1 LOT 2					<b>Building Permits</b> <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 304</td> <td>R24 NEW DTCH ACC BLDG 33X52 900</td> <td>12/2023</td> <td>05/2024</td> <td>225,000</td> </tr> <tr> <td>WP 2015 02</td> <td>11R16-NEW POOL WITH HEAT</td> <td>02/2015</td> <td>08/2015</td> <td></td> </tr> <tr> <td>R2014 07 11</td> <td>R16-NEW 3970 SQ FT SFR</td> <td>07/2014</td> <td>08/2015</td> <td>650,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 304	R24 NEW DTCH ACC BLDG 33X52 900	12/2023	05/2024	225,000	WP 2015 02	11R16-NEW POOL WITH HEAT	02/2015	08/2015		R2014 07 11	R16-NEW 3970 SQ FT SFR	07/2014	08/2015	650,000
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<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
H	Homestead	Yes	1,000	1,000	2410/409	C.A.B.O. DEVELOPMENT COMPANY LI	06/30/2014	225,000	YES																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>																				
Remove Cap	2015	<b>Land Value</b>	232,736	232,736	11%	25,601	<b>Assessed</b>	116,697	11,431.64																				
Year Frozen	0	<b>Improvements</b>	883,425	828,147		91,096	<b>Penalty</b>	0																					
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00																				
TIF Project ID	0	<b>Total Value</b>	1,116,161	1,060,883		116,697	<b>Total Taxable</b>	115,697	11,334.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	1,029,984	1000	112,298	11,001.00																				
2024	2024-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	872,193	1000	92,837	8,919.00																				
2023	2023-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	828,221	1000	90,105	8,444.00																				
2022	2022-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	813,084	1000	88,439	8,664.00																				
2021	2021-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	839,927	1000	91,392	8,841.00																				
2020	2020-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	828,601	1000	89,618	8,657.00																				
2019	2019-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	799,809	1000	86,979	8,408.00																				
2018	2018-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	811,539	1000	86,578	8,059.00																				
2017	2017-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	777,386	1000	84,028	7,904.00																				
2016	2016-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	759,925	1000	81,551	7,678.00																				
2015	2015-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	234,050	0	25,746	2,441.00																				
2014	2014-660095789	GREER, JEFF S & LYNETTE L TRUSTEES			3	5,448	0	599	57.00																				



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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7633		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	33,248.00 x 7.00 = 232,736		
Factor Value			
Adjustments	1.0000		
Lot Value	232,736		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG\_000! 7/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	4,076 / 4,076
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,076
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	932 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	701,847	172.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	958,350		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.24	Total Misc Impr	+ 46,142
Roofing Adj	+ 6.16	Garage Cost	+ 60,039
Subfloor Adj	+ -4.23	Total RCN	= 675,109
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 33,755
Plumbing Adj	+ 7.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 641,354
Adj Base Cost	= 139.58	Lot Value	+ 232,736
Total Area	x 4,076	Indicated Value	= 874,090
Adjusted Cost	= 568,928	Value Per SqFt	214.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	641,354		
Lot Value	232,736		
Indicated Value	874,090	214.45	Per SqFt
Agland Value			
Site Improvements	47,098		
Total Value	921,188	226.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	135006	123		123	36.83		4,530
PRCH	SLAB PORCH - COVERED	135007	845		845	34.01		28,738
GENR	Generator - Residential Standby			1	2015	4,676.00		4,676



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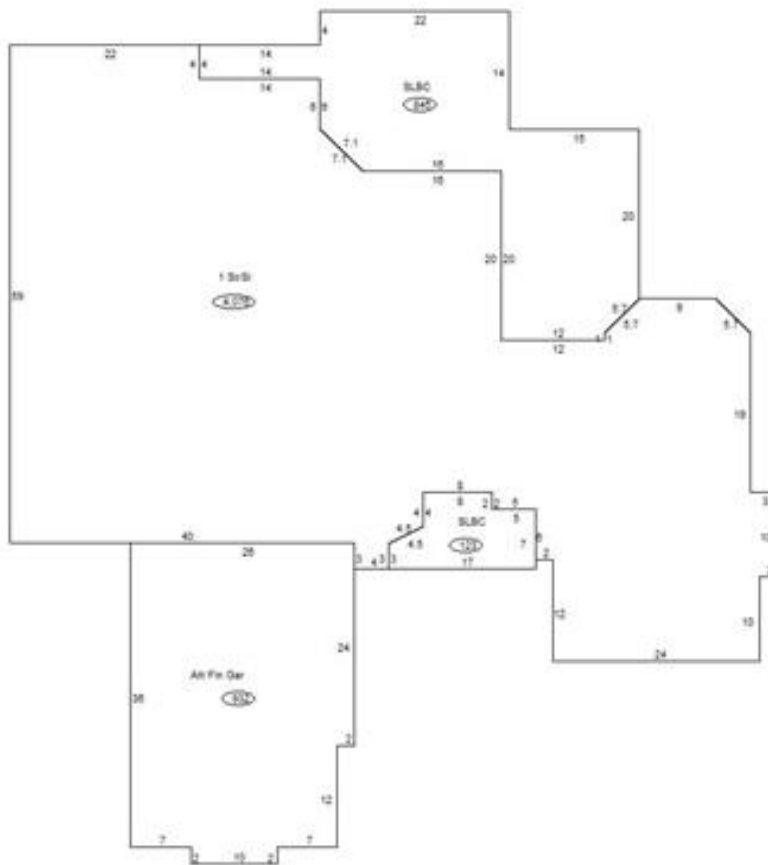
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,076	1.000	4,076
2	G	5		13	Att Fin Gar	932	1.000	932
3	M	PRCH		13	SLBC	123	1.000	123
4	M	PRCH		13	SLBC	845	1.000	845
<b>Total Building Area</b>						<b>4,076</b>		<b>4,076</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		844		
	Qual	6	Cond	6	Year	2015	Eff Age	3
						0		
						0		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (65.65 x 844)		55,409		55,409	8,311	47,098		




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities GATE/BLUFFS  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Frame, Stucco 15% Veneer, Stone
Base/Total Area	890 / 890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	890
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 / 1.0
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660095789\_001.JPG 5/29/2024

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	

Cost Approach				Manual : 01/2025			
Base Cost	145.18	Total Misc Impr	+ 1,488				
Roofing Adj	+ 7.99	Garage Cost	+ 34,772				
Subfloor Adj	+ -5.49	Total RCN	= 198,952				
Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 3,979				
Plumbing Adj	+ 16.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 194,973				
Adj Base Cost	= 182.80	Lot Value	+ 219.07				
Total Area	x 890	Indicated Value	= 194,973				
Adjusted Cost	= 162,692	Value Per SqFt	219.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,973		
Lot Value			
Indicated Value	194,973	219.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,973	219.07	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	160243	8x5		40	37.20	1,488



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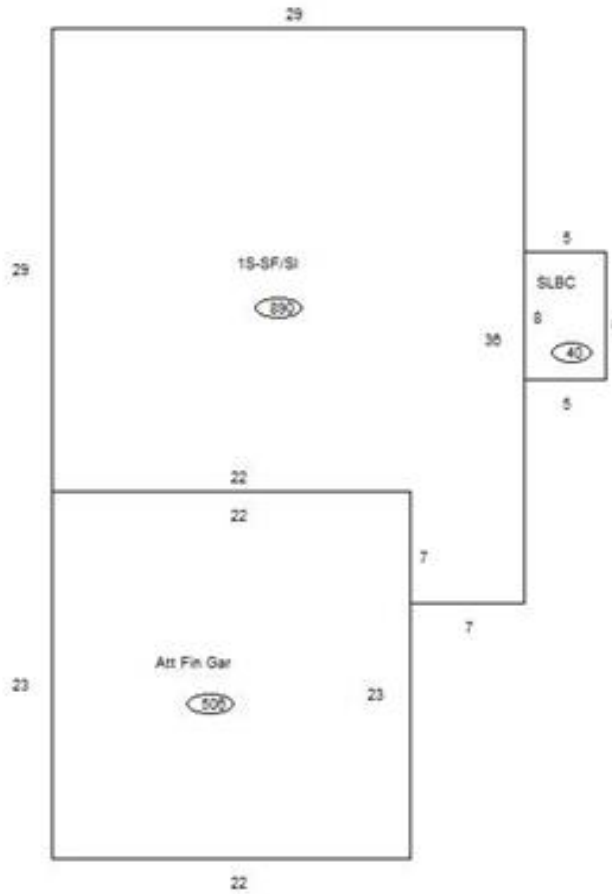
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	890	1.000	890
2	G	5		10	Att Fin Gar	506	1.000	506
3	M	PRCH		10	SLBC	40	1.000	40
<b>Total Building Area</b>						890		890