



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:10
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095792 Parcel ID 000000-00-0-00067-001-0005 Cadastral ID 01-20-14-01041 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310215 COLT, MELANIE M TRUST 18155 E FALCON PASS OWASSO OK 74055-0000																																																																																																																	
Parcel Location Situs 18155 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.24139282 -95.77530984					Building Permits																																																																																																												
BLUFFS II AT STONE CANYON BLOCK 1 LOT 5					<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>R2017 10 7</td> <td>R19- NEW POOL</td> <td>10/2017</td> <td>10/2018</td> <td>55,000</td> </tr> <tr> <td>R2017 08 12</td> <td>R19-NEW SFR 6695 SQ FT</td> <td>08/2017</td> <td>10/2018</td> <td>1,200,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 10 7	R19- NEW POOL	10/2017	10/2018	55,000	R2017 08 12	R19-NEW SFR 6695 SQ FT	08/2017	10/2018	1,200,000																																																																																									
					Number	Description	Opened	Closed	Amount																																																																																																								
R2017 10 7	R19- NEW POOL	10/2017	10/2018	55,000																																																																																																													
R2017 08 12	R19-NEW SFR 6695 SQ FT	08/2017	10/2018	1,200,000																																																																																																													
Exemptions					Sale History																																																																																																												
<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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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>2629/17</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>04/26/2017</td> <td>235,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2629/17	C.A.B.O. DEVELOPMENT COMPANY LI	04/26/2017	235,000	YES																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
2629/17	C.A.B.O. DEVELOPMENT COMPANY LI	04/26/2017	235,000	YES																																																																																																													
Parcel Valuation																																																																																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> <td>269,297</td> <td>269,297</td> <td>11%</td> <td>29,623</td> <td>Assessed</td> <td>159,844</td> <td>15,658.32</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>1,549,024</td> <td>1,183,821</td> <td></td> <td>130,221</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>1,818,321</td> <td>1,453,118</td> <td></td> <td>159,844</td> <td>Total Taxable</td> <td>158,844</td> <td>15,560.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2018	269,297	269,297	11%	29,623	Assessed	159,844	15,658.32	Year Frozen	0	1,549,024	1,183,821		130,221	Penalty	0		Uncapped Value	0	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	1,818,321	1,453,118		159,844	Total Taxable	158,844	15,560.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																									
Remove Cap	2018	269,297	269,297	11%	29,623	Assessed	159,844	15,658.32																																																																																																									
Year Frozen	0	1,549,024	1,183,821		130,221	Penalty	0																																																																																																										
Uncapped Value	0	0	0		0	Exemption	1,000	-98.00																																																																																																									
TIF Project ID	0	1,818,321	1,453,118		159,844	Total Taxable	158,844	15,560.00																																																																																																									
Assessment History																																																																																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,671,539</td><td>1000</td><td>154,187</td><td>15,104.00</td></tr> <tr><td>2024</td><td>2024-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,369,704</td><td>1000</td><td>149,667</td><td>14,379.00</td></tr> <tr><td>2023</td><td>2023-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,376,503</td><td>1000</td><td>150,416</td><td>14,095.00</td></tr> <tr><td>2022</td><td>2022-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,358,473</td><td>1000</td><td>148,432</td><td>14,542.00</td></tr> <tr><td>2021</td><td>2021-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,433,588</td><td>1000</td><td>156,695</td><td>15,159.00</td></tr> <tr><td>2020</td><td>2020-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,422,075</td><td>1000</td><td>155,428</td><td>15,014.00</td></tr> <tr><td>2019</td><td>2019-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>1,566,012</td><td>1000</td><td>171,261</td><td>16,556.00</td></tr> <tr><td>2018</td><td>2018-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>235,000</td><td>0</td><td>25,850</td><td>2,406.00</td></tr> <tr><td>2017</td><td>2017-660095792</td><td>COLT, MELANIE M</td><td>3</td><td>5,448</td><td>0</td><td>599</td><td>56.00</td></tr> <tr><td>2016</td><td>2016-660095792</td><td>C.A.B.O. DEVELOPMENT COMPANY LLC</td><td>3</td><td>5,448</td><td>0</td><td>599</td><td>56.00</td></tr> <tr><td>2015</td><td>2015-660095792</td><td>C.A.B.O. DEVELOPMENT COMPANY LLC</td><td>3</td><td>5,448</td><td>0</td><td>599</td><td>57.00</td></tr> <tr><td>2014</td><td>2014-660095792</td><td>C.A.B.O. DEVELOPMENT COMPANY LLC</td><td>3</td><td>5,448</td><td>0</td><td>599</td><td>57.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095792	COLT, MELANIE M	3	1,671,539	1000	154,187	15,104.00	2024	2024-660095792	COLT, MELANIE M	3	1,369,704	1000	149,667	14,379.00	2023	2023-660095792	COLT, MELANIE M	3	1,376,503	1000	150,416	14,095.00	2022	2022-660095792	COLT, MELANIE M	3	1,358,473	1000	148,432	14,542.00	2021	2021-660095792	COLT, MELANIE M	3	1,433,588	1000	156,695	15,159.00	2020	2020-660095792	COLT, MELANIE M	3	1,422,075	1000	155,428	15,014.00	2019	2019-660095792	COLT, MELANIE M	3	1,566,012	1000	171,261	16,556.00	2018	2018-660095792	COLT, MELANIE M	3	235,000	0	25,850	2,406.00	2017	2017-660095792	COLT, MELANIE M	3	5,448	0	599	56.00	2016	2016-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	56.00	2015	2015-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	57.00	2014	2014-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	57.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095792	COLT, MELANIE M	3	1,671,539	1000	154,187	15,104.00																																																																																																										
2024	2024-660095792	COLT, MELANIE M	3	1,369,704	1000	149,667	14,379.00																																																																																																										
2023	2023-660095792	COLT, MELANIE M	3	1,376,503	1000	150,416	14,095.00																																																																																																										
2022	2022-660095792	COLT, MELANIE M	3	1,358,473	1000	148,432	14,542.00																																																																																																										
2021	2021-660095792	COLT, MELANIE M	3	1,433,588	1000	156,695	15,159.00																																																																																																										
2020	2020-660095792	COLT, MELANIE M	3	1,422,075	1000	155,428	15,014.00																																																																																																										
2019	2019-660095792	COLT, MELANIE M	3	1,566,012	1000	171,261	16,556.00																																																																																																										
2018	2018-660095792	COLT, MELANIE M	3	235,000	0	25,850	2,406.00																																																																																																										
2017	2017-660095792	COLT, MELANIE M	3	5,448	0	599	56.00																																																																																																										
2016	2016-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	56.00																																																																																																										
2015	2015-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	57.00																																																																																																										
2014	2014-660095792	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,448	0	599	57.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:10
Page 2

Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8832		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	38,471.00 x 7.00 = 269,297		
Factor Value			
Adjustments	1.0000		
Lot Value	269,297		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_003; 7/27/2021

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	60% Frame, Stucco 40% Veneer, Stone
Base/Total Area	5,436 / 6,821
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,436
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	1,110 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,394,383	204.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,622,720 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	155.47	Total Misc Impr	+ 75,035
Roofing Adj	+ 6.25	Garage Cost	+ 184,304
Subfloor Adj	+ -13.36	Total RCN	= 1,493,667
Heat/Cool Adj	+ 24.14	Depreciation (2%)	- 29,873
Plumbing Adj	+ 8.46	Lump Sums	+ 39,334
Basement Adj	+ 0.00	RCNLD	= 1,503,128
Adj Base Cost	= 180.96	Lot Value	+ 269,297
Total Area	x 6,821	Indicated Value	= 1,772,425
Adjusted Cost	= 1,234,328	Value Per SqFt	259.85

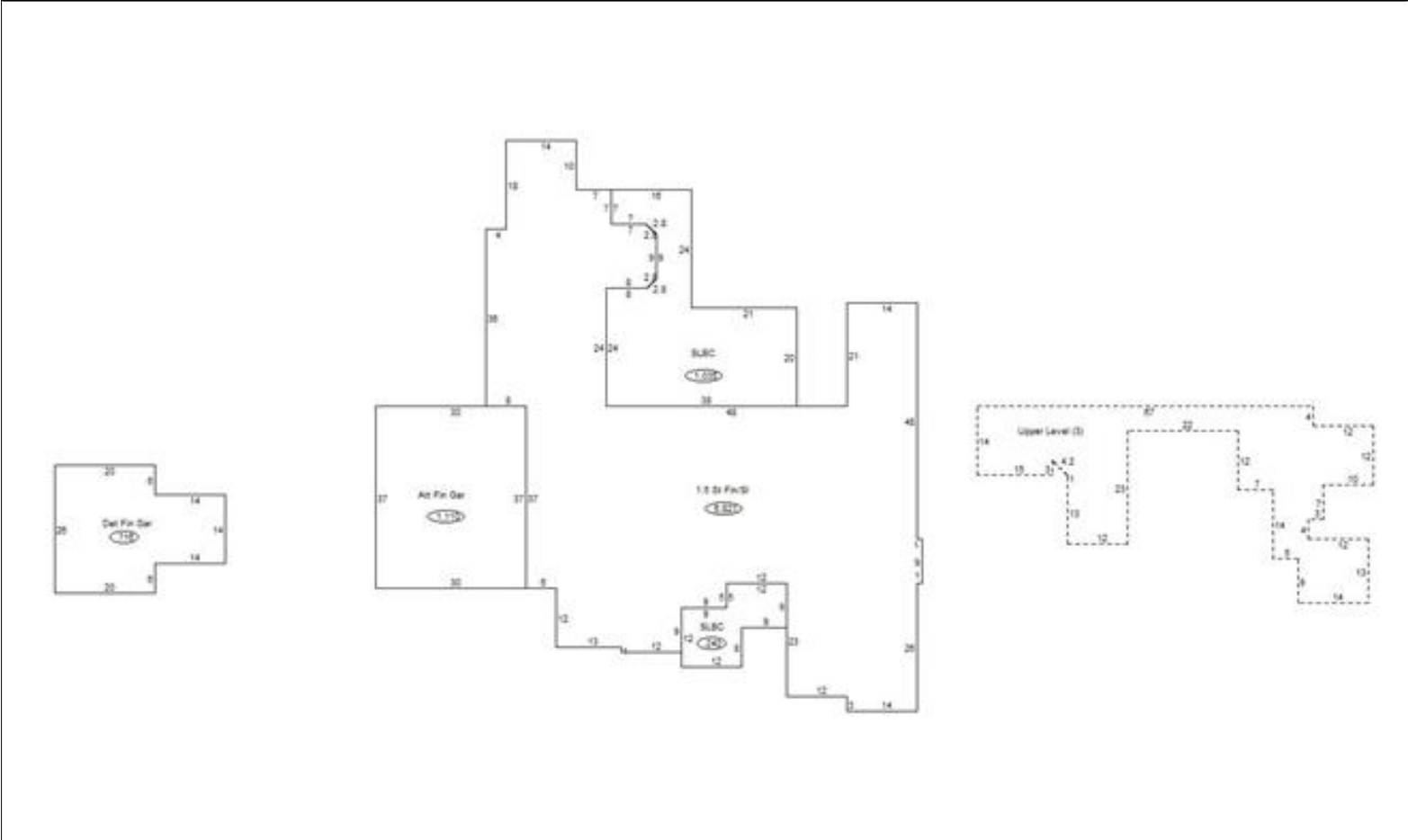
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,503,128		
Lot Value	269,297		
Indicated Value	1,772,425	259.85	Per SqFt
Agland Value			
Site Improvements	45,896		
Total Value	1,818,321	266.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	9,658.49	9,658
PRCH	SLAB PORCH - COVERED	138868	240			240	45.53	10,927
PRCH	SLAB PORCH - COVERED	145160	1035			1,035	42.22	43,698
GRDT	Garage - Detached	176566	716			716	64.63	15% 39,334
GENR	Generator - Residential Standby			2	2018	2	5,376.00	10,752



Sketch Image

660095792



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	1,110	1.000	1,110
2	M	PRCH		20	SLBC	240	1.000	240
3	R	5	Slab	20	1.5 St Fin/SI	5,436	1.255	6,821
4	U	^UL		20	Upper Level (3)	1,385	1.000	1,385
5	M	PRCH		20	SLBC	1,035	1.000	1,035
6	G	6		20	Det Fin Gar	716	1.000	716
Total Building Area						5,436		6,821



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:10
 Page 4

660095792

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PRCH	SLAB PORCH - COVERED	6x13x8	Concrete	Composition Shingle	78	
	Qual	4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (32.95 x 78)	2,570		2,570	694	1,876
	SPLG	Swimming Pool - In Ground	15x50x0	Concrete		750	
	Qual	5	Cond 5	Year 2018	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (56.80 x 750)	42,600		42,600	8,946	33,654
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1	
	Qual	4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (4,820.00 x 1)	4,820		4,820	1,494	3,326
	PERG	Pergola	20x20x0	Concrete	Composition Shingle	400	
	Qual	4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (20.00 x 400)	8,000		8,000	960	7,040