



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																													
<b>Account</b> 660095796 <b>Parcel ID</b> 000000-00-0-00067-002-0002 <b>Cadastral ID</b> 01-20-14-01080 <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> 316543 LOEBECK, DAVID R  18154 E FALCON PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18154 E FALCON PASS <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE II (THE) <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_006; 7/27/2021</p>																													
<b>Legal Description</b> Lat/Long: 36.24056637 -95.77606243																																		
BLUFFS II AT STONE CANYON BLOCK 2 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>R21 000440</td> <td>R23- NEW 28X60 DTCH ACC BLDG</td> <td>11/2021</td> <td>10/2022</td> <td>120,000</td> </tr> <tr> <td>WP2014 07 12R15</td> <td>NEW POOL</td> <td>07/2014</td> <td>11/2014</td> <td></td> </tr> <tr> <td>R2014 06 11</td> <td>R15-NEW 925 SQ FT POOL HOUSE 25:</td> <td>06/2014</td> <td>11/2014</td> <td>60,000</td> </tr> <tr> <td>R2014 06 3</td> <td>R15-NEW 5000 SQ FT SFR</td> <td>06/2014</td> <td>11/2014</td> <td>500,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000440	R23- NEW 28X60 DTCH ACC BLDG	11/2021	10/2022	120,000	WP2014 07 12R15	NEW POOL	07/2014	11/2014		R2014 06 11	R15-NEW 925 SQ FT POOL HOUSE 25:	06/2014	11/2014	60,000	R2014 06 3	R15-NEW 5000 SQ FT SFR	06/2014	11/2014	500,000
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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	2505/211	WEICHERT WORKFORCE MOBILITY IN	09/03/2015	1,150,000	YES																									
H	Homestead	No	1,000		2505/208	BLANKENSHIP, PAUL B & TAMARA A	03/06/2015	1,225,000	7																									
					2437/838	ELEGANT HOMES LLC	11/07/2014	1,062,000	YES																									
					2405/322	C.A.B.O. DEVELOPMENT COMPANY LI	06/03/2014	185,000	15																									
<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	2016		Land Value 308,505	308,505	11%	33,936	Assessed	154,420	15,126.98																									
Year Frozen	0		Improvements 1,476,220	1,095,308		120,484	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00																									
TIF Project ID	0		<b>Total Value</b> 1,784,725	1,403,813		154,420	<b>Total Taxable</b>	153,420	15,029.00																									
<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	2025-660095796	LOEBECK, DAVID R			3	1,612,498	1000	148,923	14,588.00																									
2024	2024-660095796	LOEBECK, DAVID R			3	1,323,230	1000	144,555	13,887.00																									
2023	2023-660095796	LOEBECK, DAVID R			3	1,315,012	1000	140,903	13,204.00																									
2022	2022-660095796	LOEBECK, DAVID R			3	1,202,641	1000	131,291	12,863.00																									
2021	2021-660095796	LOEBECK, DAVID R			3	1,237,824	1000	135,161	13,075.00																									
2020	2020-660095796	LOEBECK, DAVID R &			3	1,228,822	1000	131,686	12,721.00																									
2019	2019-660095796	LOEBECK, DAVID R &			3	1,171,101	1000	127,821	12,356.00																									
2018	2018-660095796	LOEBECK, DAVID R &			3	1,199,869	1000	130,986	12,192.00																									
2017	2017-660095796	LOEBECK, DAVID R &			3	1,189,838	1000	129,882	12,217.00																									
2016	2016-660095796	LOEBECK, DAVID R &			3	1,160,532	1000	126,659	11,925.00																									
2015	2015-660095796	BLANKENSHIP, PAUL B & TAMARA A			3	1,058,519	1000	115,437	10,947.00																									
2014	2014-660095796	ELEGANT HOMES LLC			3	5,448	0	599	57.00																									



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

Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0823	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	47,145.00 x 6.54 = 308,505	
Factor Value		
Adjustments	1.0000	
Lot Value	308,505	

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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,621 / 5,956
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,621
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.5 /
Basement Area	
Garage Type	1,850 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,255,887	210.86	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,615,470 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,405,111		
Lot Value	308,505		
Indicated Value	1,713,616	287.71	Per SqFt
Agland Value			
Site Improvements	71,109		
Total Value	1,784,725	299.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	140.63	Total Misc Impr	+	77,456	
Roofing Adj	+ 4.72	Garage Cost	+	244,718	
Subfloor Adj	+ -7.97	Total RCN	=	1,336,719	
Heat/Cool Adj	+ 22.94	Depreciation ( 3%)	-	40,102	
Plumbing Adj	+ 10.02	Lump Sums	+	108,494	
Basement Adj	+ 0.00	RCNLD	=	1,405,111	
Adj Base Cost	= 170.34	Lot Value	+	308,505	
Total Area	x 5,956	Indicated Value	=	1,713,616	
Adjusted Cost	= 1,014,545	Value Per SqFt		287.71	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	122160	22x20		440	44.48		19,571
PRCH	SLAB PORCH - COVERED	122162	337		337	44.82		15,104
PATO	SLAB PORCH - OPEN	122163	25x5		125	17.66		2,208
PRCH	SLAB PORCH - COVERED	122164	18x7		126	46.40		5,846
PRCH	SLAB PORCH - COVERED	122165	18x12		216	45.76		9,884
PRCH	SLAB PORCH - COVERED	122166	17x7		119	46.44		5,526
GRDT	Garage - Detached	176574	60x28		1,680	64.58		108,494



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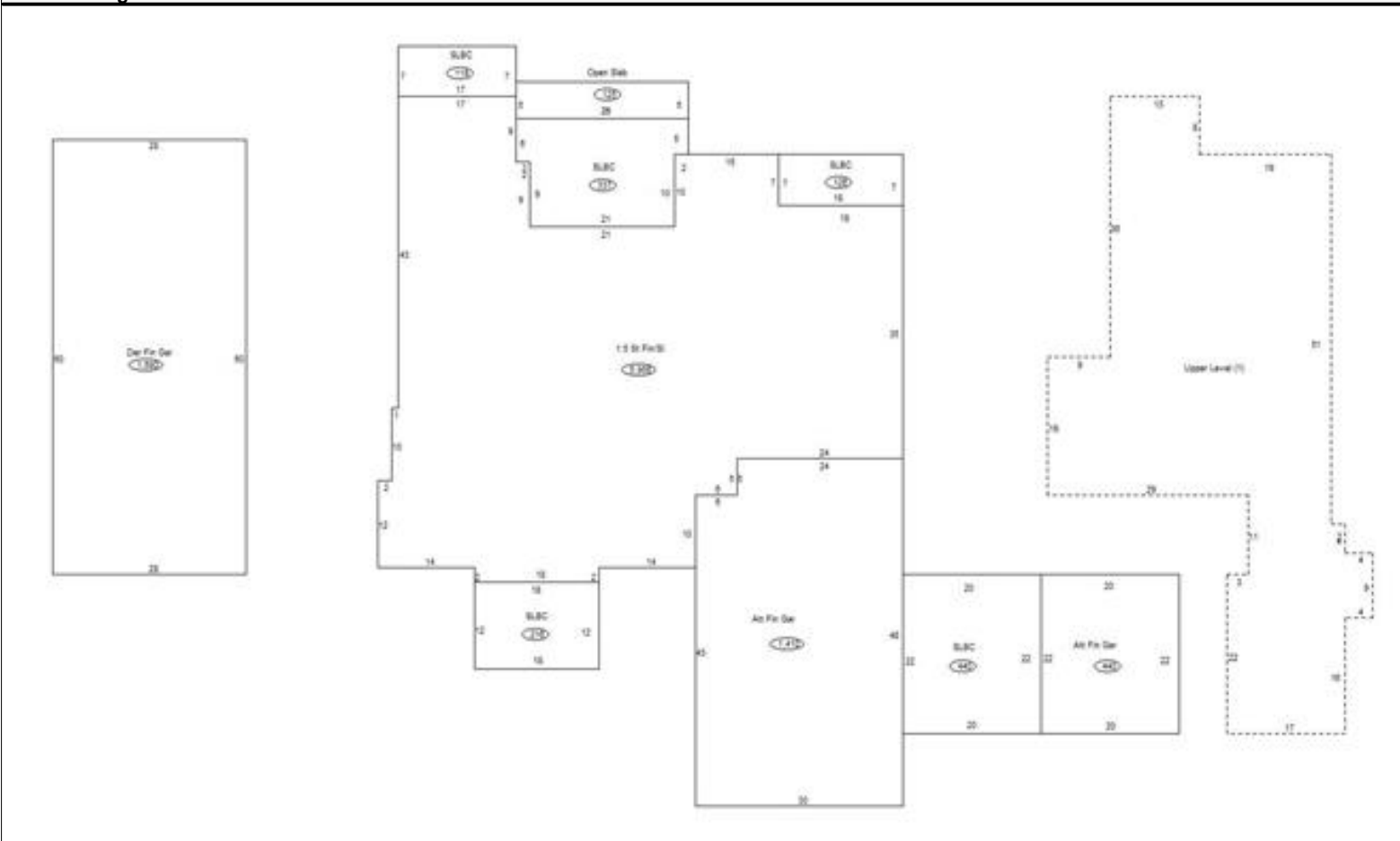
Date 04/18/2026

Time 08:35:18

Page 3

### Sketch Image

660095796



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,621	1.645	5,956
2	U	^UL		13	Upper Level (1)	2,335	1.000	2,335
3	G	5		13	Att Fin Gar	1,410	1.000	1,410
4	M	PRCH		13	SLBC	440	1.000	440
5	G	5		13	Att Fin Gar	440	1.000	440
6	M	PRCH		13	SLBC	337	1.000	337
7	M	PATO		13	Open Slab	125	1.000	125
8	M	PRCH		13	SLBC	126	1.000	126
9	M	PRCH		13	SLBC	216	1.000	216
10	M	PRCH		13	SLBC	119	1.000	119
11	G	6		13	Det Fin Gar	1,680	1.000	1,680
<b>Total Building Area</b>						<b>3,621</b>		<b>5,956</b>



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

660095796

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		652		
	Qual	5	Cond	5	Year	2014	Eff Age	5
						0		
						0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>		
	Base Cost (58.07 x 652)		37,862		37,862	10,223	27,639	
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1		
	Qual	4	Cond	4	Year	2014	Eff Age	7
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>		
	Base Cost (4,820.00 x 1)		4,820		4,820	1,976	2,844	
	RPH	Res. Pool House	37x25x8	Concrete		925		
	Qual	6	Cond	6	Year	2014	Eff Age	4
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>		
	Base Cost (45.75 x 925)		42,319		42,319	1,693	40,626	