



# 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  | 660099804                              |                                  |           | <p>01/04/2022 12:05</p> <p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\142022\IMG_0022.JPG 1/4/2022</p> |                         |                                 |               |               |             |
| Parcel ID  | 0000000-00-000068-005-0005             |                                  |           |  |                         |                                 |               |               |             |
| Cadastral ID   | 01-20-14-03050                         |                                  |           |  |                         |                                 |               |               |             |
| Property Type  | REAL - Real Property                   |                                  |           |  |                         |                                 |               |               |             |
| Property Class                                       | RRP                                    | VI Area                          | 3         |  |                         |                                 |               |               |             |
| Tax Area   | 3 - OWASSO RURAL/NO FIRE               |                                  |           |  |                         |                                 |               |               |             |
| Name ID  | 336639                                 |                                  |           |  |                         |                                 |               |               |             |
| STACY, MICHAEL D & WENDI                             |  |                                  |           |  |                         |                                 |               |               |             |
| 17899 FALCON PASS<br>OWASSO OK 74055-0000            |  |                                  |           |  |                         |                                 |               |               |             |
| Parcel Location                                      |  |                                  |           |  |                         |                                 |               |               |             |
| Situs  | 17889 E FALCON PASS                    |                                  |           |  |                         |                                 |               |               |             |
| Subdivision  | BLUFFS AT STONE CANYON PHASE III (THE) |                                  |           |  |                         |                                 |               |               |             |
| Lot/Block  | 0005 / 0005                            | 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: 36.24270879 -95.77924340 |  |                                  |           | Building Permits   |                         |                                 |               |               |             |
| LOT 5 BLOCK 5 THE BLUFFS AT STONE CANYON PHASE III   |  |                                  |           | Number   | Description             | Opened                          | Closed        | Amount        |             |
|  |  |                                  |           | R20 000107   | R22- NEW 7022 SQ FT SFR | 04/2020                         | 01/2022       | 1,000,000     |             |
| Exemptions   |  |                                  |           | Sale History   |                         |                                 |               |               |             |
| Code   | Type                                   | Active                           | Maximum   | Exemption  | Bk/Pg                   | Grantor                         | Date          | Price         | Code        |
|  |  |                                  |           |  | /                       | STACY HOLDINGS LLC              | 12/01/2021    | 0             | 4           |
|  |  |                                  |           |  | /                       | C.A.B.O. DEVELOPMENT COMPANY LI | 03/17/2020    | 230,000       | YES         |
| Parcel Valuation                                     |  |                                  |           |  |                         |                                 |               |               |             |
| Source   | REAL                                   |                                  | Fair Cash | Capped   | Asmnt Level             | Assessed                        | Levy Rate     | 97.960        | Current Tax |
| Remove Cap   | 2021                                   | Land Value                       | 245,497   | 245,497  | 11%                     | 27,005                          | Assessed      | 169,408       | 16,595.21   |
| Year Frozen  |  | Improvements                     | 1,294,576 | 1,294,576  |                         | 142,403                         | Penalty       | 0             |             |
| Uncapped Value                                       | 0                                      | Mobile Home                      | 0         | 0  |                         | 0                               | Exemption     | 0             | 0.00        |
| TIF Project ID                                       | 0                                      | Total Value                      | 1,540,073 | 1,540,073  |                         | 169,408                         | Total Taxable | 169,408       | 16,595.00   |
| Assessment History                                   |  |                                  |           |  |                         |                                 |               |               |             |
| Tax Year   | Statement Number                       | Billed Owner                     |           |  | Tax Area                | Total Value                     | Exemptions    | Taxable Value | Billed Tax  |
| 2025   | 2025-660099804                         | STACY, MICHAEL D & WENDI         |           |  | 3                       | 1,487,996                       | 0             | 163,680       | 16,034.00   |
| 2024   | 2024-660099804                         | STACY, MICHAEL D & WENDI         |           |  | 3                       | 1,558,471                       | 0             | 171,084       | 16,436.00   |
| 2023   | 2023-660099804                         | STACY, MICHAEL D & WENDI         |           |  | 3                       | 1,481,245                       | 0             | 162,937       | 15,269.00   |
| 2022   | 2022-660099804                         | STACY, MICHAEL D & WENDI         |           |  | 3                       | 1,471,223                       | 0             | 161,835       | 15,855.00   |
| 2021   | 2021-660099804                         | STACY HOLDINGS LLC               |           |  | 3                       | 230,000                         | 0             | 25,300        | 2,448.00    |
| 2020   | 2020-660099804                         | STACY HOLDINGS LLC               |           |  | 3                       | 4,559                           | 0             | 501           | 48.00       |
| 2019   | 2019-660099804                         | C.A.B.O. DEVELOPMENT COMPANY LLC |           |  | 3                       | 4,559                           | 0             | 501           | 48.00       |
| 2018   | 2018-660099804                         | C.A.B.O. DEVELOPMENT COMPANY LLC |           |  | 3                       | 4,559                           | 0             | 501           | 47.00       |
| 2017   | 2017-660099804                         | C.A.B.O. DEVELOPMENT COMPANY LLC |           |  | 3                       | 4,559                           | 0             | 501           | 47.00       |



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| Lot Data        |                            | Square-Foot - NBHD 1918 #1 |   |
|-----------------|----------------------------|----------------------------|---|
| Lot Size        | 0                          | 0                          |   |
| Lot Count       | 1                          |                            |   |
| Units Buildable |                            |                            |   |
| Non-Ag Acres    | 0.8051                     |                            |   |
| Topography      |                            |                            |   |
| Street Access   |                            |                            |   |
| Utilities       |                            |                            |   |
| Amenities       | GATE/BLUFFS                |                            | 0 |
|                 |                            |                            | 0 |
| Method          | Square-Foot                |                            |   |
| Base Lot Value  | 35,071.00 x 7.00 = 245,497 |                            |   |
| Factor Value    |                            |                            |   |
| Adjustments     | 1.0000                     |                            |   |
| Lot Value       | 245,497                    |                            |   |



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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                   |
| Condition        | 6 - Excellent                               |
| Quality          | 6 - Excellent                               |
| Architecture     | TRAD TRADITIONAL                            |
| Style            | 89% 1 1/2 Story Finished 11% One Story      |
| Exterior Wall    | 90% Veneer, Masonry 10% Frame, Siding, Wood |
| Base/Total Area  | 4,651 / 7,051                               |
| Style            | 89% 1 1/2 Story Finished - 11% One Story    |
| HVAC             | 100% Warmed & Cooled Air                    |
| Roof Cover       | 1 Composition Shingle                       |
| Area on Slab     | 4,651                                       |
| Fixture/RghIn    | /   |
| Bed/F/H Bath     | 7 / 6.0 / 2.0                               |
| Basement Area    |   |
| Garage Type      | 1,906 Attached Garage - Finished            |
| Remodel          |   |
| Year/Eff Age     | 2021 / 2                                    |

### GRM Approach

|                 |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

### Multiple Regression

|                 |                           |
|-----------------|---------------------------|
| MRA Code        | 1 Test                    |
| Adusted R       | 0.8445                    |
| Indicated Value | 1,293,740 183.48 Per SqFt |

### Direct Comparables

|                  |                    |
|------------------|--------------------|
| Selection Model  | A Adam Test        |
| Adjustment Model | 1 2022 Residential |
| Comparables      | 6                  |
| Indicated Value  | 1,659,900 Per SqFt |

### Value Reconciliation

|                   |                                       |
|-------------------|---------------------------------------|
| Selected Approach | Cost Approach                         |
| Improvements      | 1,294,576                             |
| Lot Value         | 245,497                               |
| Indicated Value   | 1,540,073 218.42 Per SqFt             |
| Agland Value      |                                       |
| Site Improvements |                                       |
| Total Value       | 1,540,073 218.42 Total Value Per SqFt |

### Cost Approach Manual : 01/2025

|               |             |                    |   |           |
|---------------|-------------|--------------------|---|-----------|
| Base Cost     | 117.90      | Total Misc Impr    | + | 66,724    |
| Roofing Adj   | + 4.68      | Garage Cost        | + | 192,868   |
| Subfloor Adj  | + -5.40     | Total RCN          | = | 1,295,666 |
| Heat/Cool Adj | + 21.74     | Depreciation ( 1%) | - | 12,957    |
| Plumbing Adj  | + 8.02      | Lump Sums          | + | 11,867    |
| Basement Adj  | + 0.00      | RCNLD              | = | 1,294,576 |
| Adj Base Cost | = 146.94    | Lot Value          | + | 245,497   |
| Total Area    | x 7,051     | Indicated Value    | = | 1,540,073 |
| Adjusted Cost | = 1,036,074 | Value Per SqFt     |   | 218.42    |

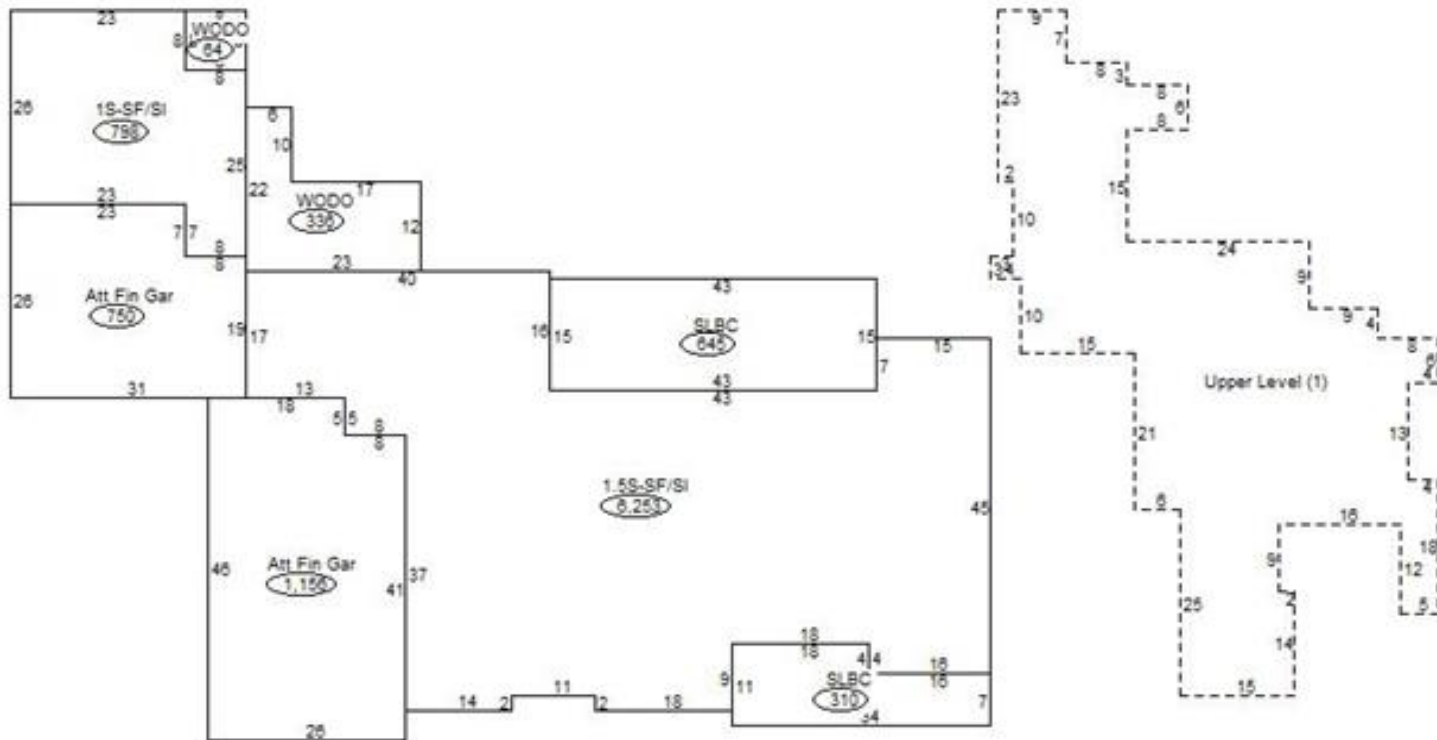
### Miscellaneous Improvements

| Code | Description                     | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value  |
|------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| FPR1 | Fireplace - Residential 1 Story | 0         |       | 2    | 2     | 9,658.49  |      | 19,317 |
| GENR | Generator - Residential Standby | 0         |       | 1    | 1     | 5,376.00  |      | 5,376  |
| PRCH | Porch                           | 152813    | 43x15 |      | 645   | 43.58     |      | 28,109 |
| PRCH | Porch                           | 152814    | 310   |      | 310   | 44.91     |      | 13,922 |
| WODO | Wood Deck - Open                | 152816    | 8x8   |      | 64    | 45.40     |      | 2,906  |
| WODO | Wood Deck - Open                | 152817    | 336   |      | 336   | 26.67     |      | 8,961  |



Sketch Image

660099804



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1                          | R    | 5    | Slab       | 25    | 1.5S-SF/SI      | 3,853        | 1.623      | 6,253        |
| 2                          | U    | ^UL  |            | 25    | Upper Level (1) | 2,400        | 1.000      | 2,400        |
| 3                          | G    | 5    |            | 25    | Att Fin Gar     | 1,156        | 1.000      | 1,156        |
| 4                          | G    | 5    |            | 25    | Att Fin Gar     | 750          | 1.000      | 750          |
| 5                          | M    | PRCH |            | 25    | SLBC            | 645          | 1.000      | 645          |
| 6                          | M    | PRCH |            | 25    | SLBC            | 310          | 1.000      | 310          |
| 7                          | R    | 1    | Slab       | 25    | 1S-SF/SI        | 798          | 1.000      | 798          |
| 8                          | M    | WODO |            | 25    | WODO            | 64           | 1.000      | 64           |
| 9                          | M    | WODO |            | 25    | WODO            | 336          | 1.000      | 336          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>4,651</b> |            | <b>7,051</b> |