



# 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> 660099817 <b>Parcel ID</b> 0000000-00-000068-005-0007 <b>Cadastral ID</b> 02-20-14-01020 <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> 347426 JNAG REVOCABLE LIVING TRUST  17845 E FALCON PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17845 E FALCON PASS <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE) <b>Lot/Block</b> 0007 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 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\2021-7-28\IMG_008 7/28/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24262372 -95.78032955																			
LOT 7 BLOCK 5 THE BLUFFS AT STONE CANYON PHASE III					<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>R18 000363</td> <td>R21- NEW 5897 SQ FT SFR</td> <td>11/2018</td> <td>02/2020</td> <td>1,100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000363	R21- NEW 5897 SQ FT SFR	11/2018	02/2020	1,100,000
Number	Description	Opened	Closed	Amount															
R18 000363	R21- NEW 5897 SQ FT SFR	11/2018	02/2020	1,100,000															
<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	/	FLOYD, CHRISTOPHER S &	06/17/2025	1,550,000	YES										
					/	ZELLNER, RANDY & SARA	03/25/2021	1,225,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	08/31/2018	250,000	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>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	318,330	318,330	11%	<b>Assessed</b>	170,501	16,702.28										
<b>Year Frozen</b>			<b>Improvements</b>	1,231,680	1,231,680		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	1,000	-98.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	1,550,010	1,550,010	170,501	<b>Total Taxable</b>	169,501	16,604.00										
<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	2025-660099817	JNAG REVOCABLE LIVING TRUST			3	1,415,737	1000	141,956	13,906.00										
2024	2024-660099817	FLOYD, CHRISTOPHER S &			3	1,313,439	1000	137,793	13,238.00										
2023	2023-660099817	FLOYD, CHRISTOPHER S &			3	1,225,000	1000	133,750	12,534.00										
2022	2022-660099817	FLOYD, CHRISTOPHER S &			3	1,225,000	1000	133,750	13,103.00										
2021	2021-660099817	FLOYD, CHRISTOPHER S &			3	1,371,253	0	150,838	14,592.00										
2020	2020-660099817	ZELLNER, RANDY & SARA			3	255,000	0	28,050	2,710.00										
2019	2019-660099817	ZELLNER, RANDY & SARA			3	255,000	0	28,050	2,712.00										
2018	2018-660099817	ZELLNER, RANDY & SARA			3	4,559	0	501	47.00										
2017	2017-660099817	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	0.902		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	39,292.00 x 7.00 = 275,044		
Factor Value			
Adjustments	1.1574		
Lot Value	318,330		



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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	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,991 / 6,129
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,991
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 7.0 /
Basement Area	
Garage Type	1,213 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2020 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,168,510 190.65 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,499,200 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	135.12	Total Misc Impr	+ 81,022
Roofing Adj	+ 4.97	Garage Cost	+ 160,456
Subfloor Adj	+ -8.39	Total RCN	= 1,244,121
Heat/Cool Adj	+ 22.94	Depreciation ( 1%)	- 12,441
Plumbing Adj	+ 8.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,231,680
Adj Base Cost	= 163.59	Lot Value	+ 318,330
Total Area	x 6,129	Indicated Value	= 1,550,010
Adjusted Cost	= 1,002,643	Value Per SqFt	252.90

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	1,231,680
Lot Value	318,330
Indicated Value	1,550,010 252.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	1,550,010 252.90 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	9,658.49		9,658
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	145915	23x6		138	46.32		6,392
PRCH	SLAB PORCH - COVERED	145916	15x9		135	46.34		6,256
PRCH	SLAB PORCH - COVERED	145918	233		233	45.59		10,622
PRCH	SLAB PORCH - COVERED	145919	20x6		120	46.44		5,573
PRCH	SLAB PORCH - COVERED	145920	229		229	45.63		10,449
PRCH	SLAB PORCH - COVERED	145921	415		415	44.56		18,492
PATO	SLAB PORCH - OPEN	145922	13x8		104	17.96		1,868
PATO	SLAB PORCH - OPEN	145923	12x6		72	18.02		1,297
PATO	SLAB PORCH - OPEN	145924	7x6		42	18.02		757



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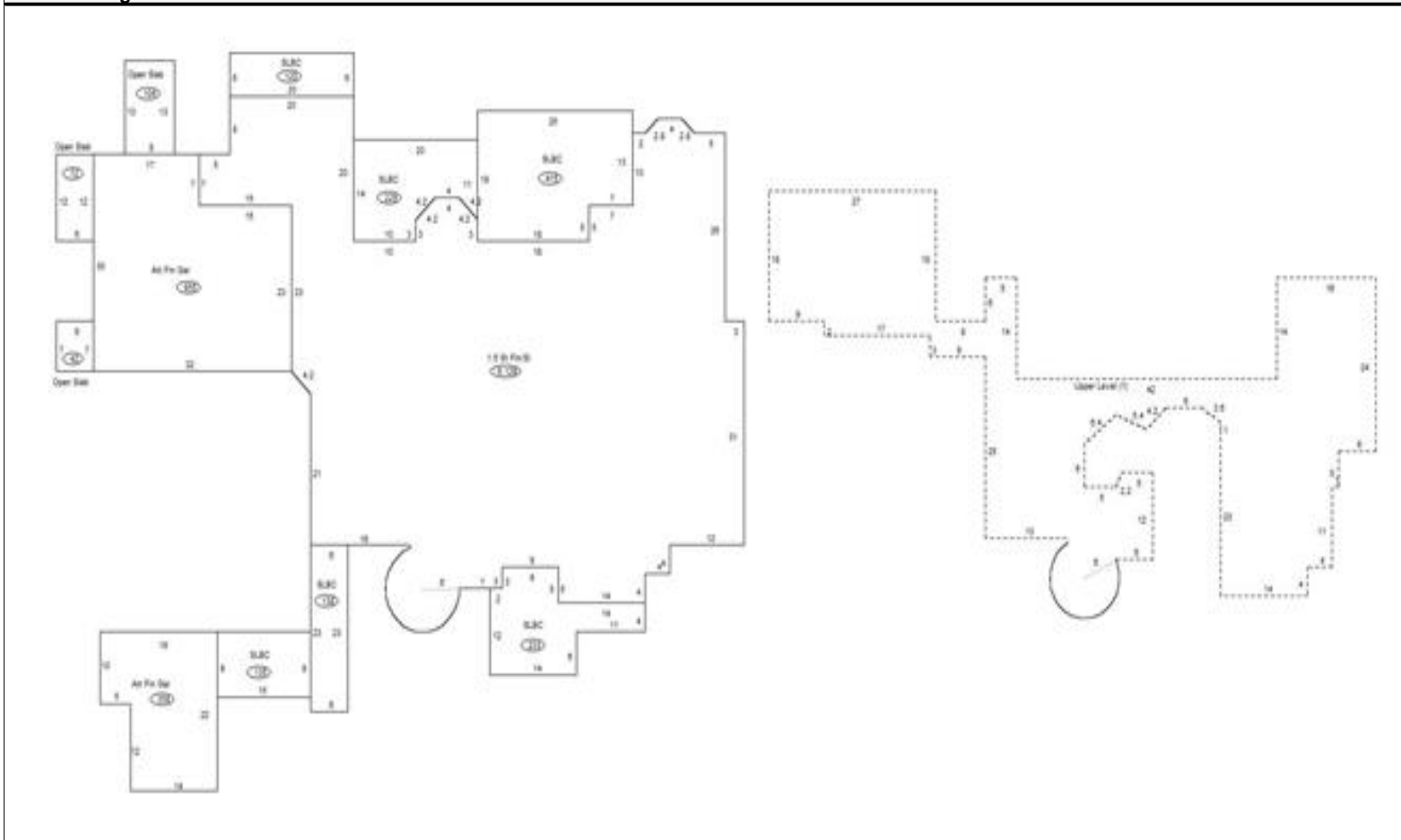
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### Sketch Image

660099817



### 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/Sl	3,991	1.536	6,129
2	U	^UL		13	Upper Level (1)	2,138	1.000	2,138
3	G	5		13	Att Fin Gar	855	1.000	855
4	M	PRCH		13	SLBC	138	1.000	138
5	M	PRCH		13	SLBC	135	1.000	135
6	G	5		13	Att Fin Gar	358	1.000	358
7	M	PRCH		13	SLBC	233	1.000	233
8	M	PRCH		13	SLBC	120	1.000	120
9	M	PRCH		13	SLBC	229	1.000	229
10	M	PRCH		13	SLBC	415	1.000	415
11	M	PATO		13	Open Slab	104	1.000	104
12	M	PATO		13	Open Slab	72	1.000	72
13	M	PATO		13	Open Slab	42	1.000	42
<b>Total Building Area</b>						<b>3,991</b>		<b>6,129</b>