



# 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	660099826								
Parcel ID	0000000-00-000068-006-0008								
Cadastral ID	02-20-14-01100								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	340193								
GOURD, MICHAEL & KIMBERLY									
REVOCABLE TRUST									
17832 E FALCON PASS OWASSO OK 74055-0000									
Parcel Location									
Situs	17832 E FALCON PASS								
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)								
Lot/Block	0008 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1218 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.24164659 -95.78114380									
LOT 8 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 068	NEW POOL	11/2024	05/2025	82,650					
R21 000447	R-23 NEW 5730 SQ FT SFR	12/2021	10/2022	800,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
/									
/									
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TRUE NORTH HOMES LLC	10/21/2022	1,390,000	YES					
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/21/2021	175,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	250,463	250,463	11%	27,551	Assessed	159,878	15,661.65
Year Frozen		Improvements	1,202,974	1,202,974		132,327	Penalty	0	
Uncapped Value	682,232	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,453,437	1,453,437	159,878	Total Taxable	159,878	15,662.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099826	GOURD, MICHAEL & KIMBERLY	3	1,321,043	0	145,315	14,235.00		
2024	2024-660099826	GOURD, MICHAEL & KIMBERLY	3	1,390,000	0	152,900	14,689.00		
2023	2023-660099826	GOURD, KIMBERLY MARIE &	3	1,390,000	0	152,900	14,328.00		
2022	2022-660099826	TRUE NORTH HOMES LLC	3	4,559	0	501	49.00		
2021	2021-660099826	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2020	2020-660099826	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2019	2019-660099826	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2018	2018-660099826	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		
2017	2017-660099826	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	0.6479		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	28,221.00 x 7.00 = 197,547		
Factor Value			
Adjustments	1.2679		
Lot Value	250,463		



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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	100% Frame, Stucco
Base/Total Area	4,096 / 5,969
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,096
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 2.0
Basement Area	
Garage Type	1,167 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2022 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	1,212,354	203.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,134,620		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	133.51	Total Misc Impr	+ 32,033
Roofing Adj	+ 5.26	Garage Cost	+ 154,371
Subfloor Adj	+ -8.79	Total RCN	= 1,146,756
Heat/Cool Adj	+ 22.94	Depreciation ( 1%)	- 11,468
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,135,288
Adj Base Cost	= 160.89	Lot Value	+ 250,463
Total Area	x 5,969	Indicated Value	= 1,385,751
Adjusted Cost	= 960,352	Value Per SqFt	232.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,135,288		
Lot Value	250,463		
Indicated Value	1,385,751	232.16	Per SqFt
Agland Value			
Site Improvements	67,686		
Total Value	1,453,437	243.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155586	10x4		40	46.96		1,878
PRCH	Slab Porch - Covered	155587	539		539	44.10		23,770
PATO	Slab Porch - Open	155588	14x4		56	18.02		1,009
GENR	Generator - Residential Standby			1	1	5,376.00		5,376



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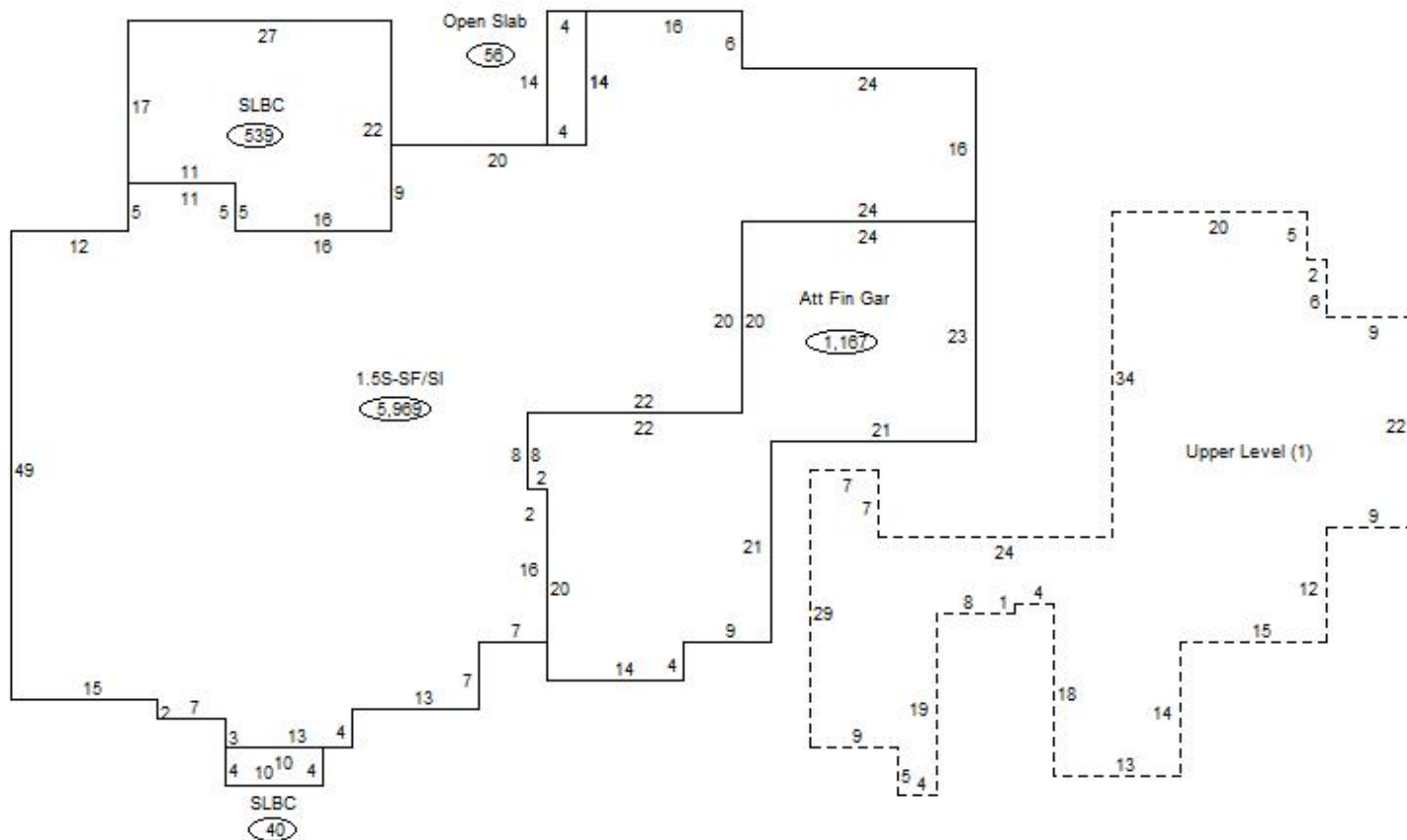
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,096	1.457	5,969
2	G	5		20	Att Fin Gar	1,167	1.000	1,167
3	M	PRCH		20	SLBC	40	1.000	40
4	M	PRCH		20	SLBC	539	1.000	539
5	M	PATO		20	Open Slab	56	1.000	56
6	U	^UL		20	Upper Level (1)	1,873	1.000	1,873
<b>Total Building Area</b>						<b>4,096</b>		<b>5,969</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x36x0	Concrete		936
	Qual	6	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (65.14 x 936)		60,971	60,971	3,049	57,922
	PATC	Patio - Covered	10x20x8	Concrete	Composition Shingle	200
	Qual	6	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.54 x 200)		5,508	5,508	275	5,233
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond 4	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,820.00 x 1)		4,820	4,820	289	4,531