



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660099831								
Parcel ID	0000000-00-000068-006-0013								
Cadastral ID	02-20-14-01150								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	330269								
KUYKENDALL, TERRY G									
17655 E REDHAWK RD OWASSO OK 74055-0000									
Parcel Location									
Situs	17655 E REDHAWK RD								
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)								
Lot/Block	0013 / 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: 36.24120722 -95.78030760									
LOT 13 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20 000374	R22- NEW 4371 SQ FT SFR	09/2020	01/2022	796,439					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	C.A.B.O. DEVELOPMENT COMPANY LI	03/06/2020	175,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	215,040	215,040	11%	Assessed	104,517	10,238.49	
Year Frozen		Improvements	736,753	735,118		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-97.00	
TIF Project ID	0	Total Value	951,793	950,158	104,517	Total Taxable	103,517	10,141.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099831	KUYKENDALL, TERRY G	3	922,484	1000	100,473	9,842.00		
2024	2024-660099831	KUYKENDALL, TERRY G	3	1,014,518	1000	106,252	10,208.00		
2023	2023-660099831	KUYKENDALL, TERRY G	3	946,625	1000	103,128	9,664.00		
2022	2022-660099831	KUYKENDALL, TERRY G	3	936,613	1000	102,027	9,996.00		
2021	2021-660099831	KUYKENDALL, TERRY G	3	174,992	0	19,249	1,862.00		
2020	2020-660099831	KUYKENDALL, TERRY G	3	4,559	0	501	48.00		
2019	2019-660099831	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2018	2018-660099831	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		
2017	2017-660099831	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	0.7052		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	30,720.00 x 7.00 = 215,040		
Factor Value			
Adjustments	1.0000		
Lot Value	215,040		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,408 / 4,614
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,408
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	896 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	788,066 170.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,147,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	736,753
Lot Value	215,040
Indicated Value	951,793 206.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	951,793 206.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.70	Total Misc Impr	+ 41,357
Roofing Adj	+ 5.07	Garage Cost	+ 73,329
Subfloor Adj	+ -4.76	Total RCN	= 759,539
Heat/Cool Adj	+ 20.10	Depreciation (3%)	- 22,786
Plumbing Adj	+ 7.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 736,753
Adj Base Cost	= 139.76	Lot Value	+ 215,040
Total Area	x 4,614	Indicated Value	= 951,793
Adjusted Cost	= 644,853	Value Per SqFt	206.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152806	9x4		36	45.87		1,651
PRCH	Slab Porch - Covered	152807	600		600	42.92		25,752
SHLT	STORM SHELTER			2021	1	0.00		
FPR1	Fireplace - Residential 1 Story				1	8,928.49		8,928
GENR	Generator - Residential Standby				1	5,026.00		5,026



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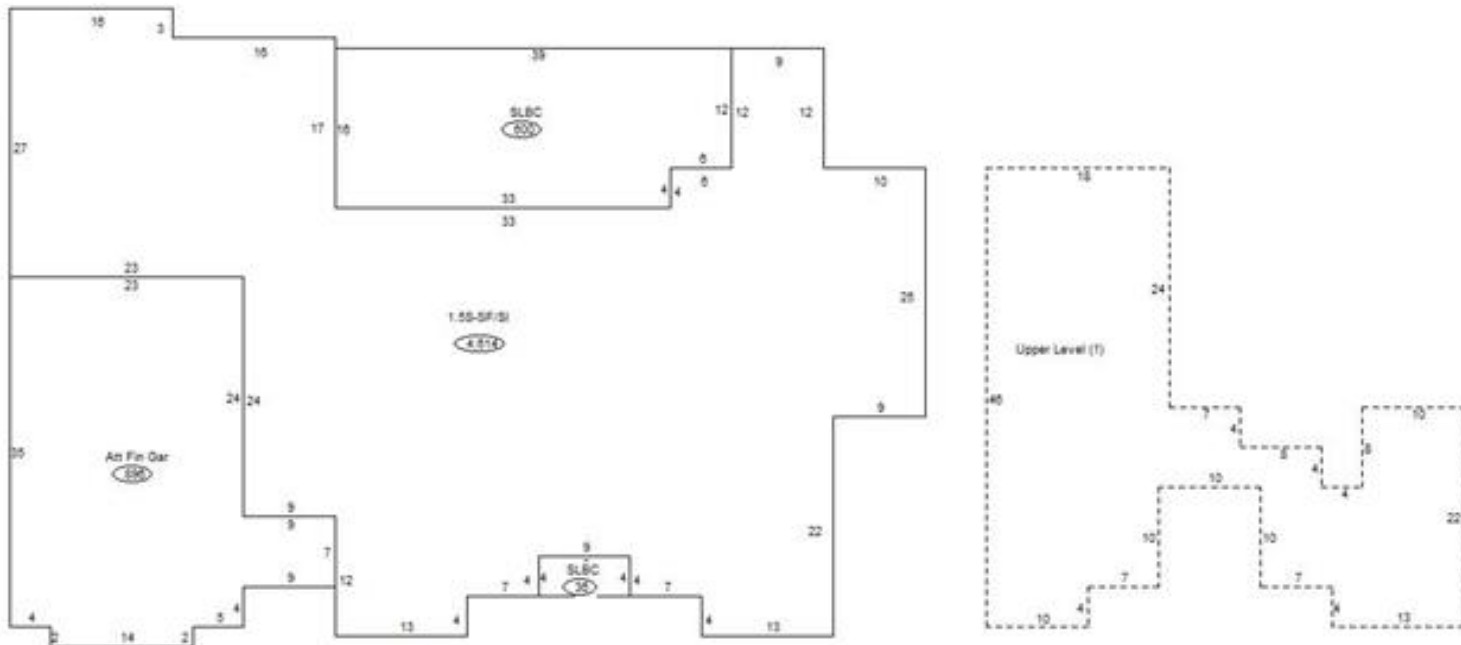
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Sketch Image

660099831



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,408	1.354	4,614
2	G	5		13	Att Fin Gar	896	1.000	896
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	600	1.000	600
5	U	^UL		13	Upper Level (1)	1,206	1.000	1,206
Total Building Area						3,408		4,614