



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:14
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099838 Parcel ID 0000000-00-000068-008-0001 Cadastral ID 02-20-14-01205 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349155 CARNLEY, JOSHUA & ASHLEY S 17744 E FALCON PASS OWASSO OK 74055-7560 Parcel Location Situs 17744 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0001 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099838 09/09/25</p> <p>660099838_001.JPG 9/18/2025</p>																																																																																				
Legal Description Lot/Long: 36.24098460 -95.78263455																																																																																									
Building Permits					<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>R22 037</td> <td>R23 NEW POOL</td> <td>04/2022</td> <td>03/2023</td> <td>100,000</td> </tr> <tr> <td>R21</td> <td>R23- PSS NEW SFR PER MRTGE PPR</td> <td>07/2021</td> <td>03/2023</td> <td>1,000,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 037	R23 NEW POOL	04/2022	03/2023	100,000	R21	R23- PSS NEW SFR PER MRTGE PPR	07/2021	03/2023	1,000,000																																																																	
Number	Description	Opened	Closed	Amount																																																																																					
R22 037	R23 NEW POOL	04/2022	03/2023	100,000																																																																																					
R21	R23- PSS NEW SFR PER MRTGE PPR	07/2021	03/2023	1,000,000																																																																																					
Exemptions					Sale History																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>CARNLEY INVESTMENTS LLC</td> <td>01/08/2026</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>CARNLEY, JOSH & ASHLEY</td> <td>11/16/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>07/08/2021</td> <td>165,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CARNLEY INVESTMENTS LLC	01/08/2026	0	4	/	CARNLEY, JOSH & ASHLEY	11/16/2023	0	4	/	C.A.B.O. DEVELOPMENT COMPANY LI	07/08/2021	165,000	YES																																																		
Code	Type	Active	Maximum	Exemption																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																					
/	CARNLEY INVESTMENTS LLC	01/08/2026	0	4																																																																																					
/	CARNLEY, JOSH & ASHLEY	11/16/2023	0	4																																																																																					
/	C.A.B.O. DEVELOPMENT COMPANY LI	07/08/2021	165,000	YES																																																																																					
Parcel Valuation																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> </tr> <tr> <td>Year Frozen</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2022	Year Frozen		Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>236,491</td> <td>236,491</td> <td>26,014</td> </tr> <tr> <td>Improvements</td> <td>888,843</td> <td>888,843</td> <td>97,772</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>1,125,334</td> <td>1,125,334</td> <td>123,786</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	236,491	236,491	26,014	Improvements	888,843	888,843	97,772	Mobile Home	0	0	0	Total Value	1,125,334	1,125,334	123,786	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>12,126.08</td> </tr> <tr> <td>Assessed</td> <td>123,786</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>1,000</td> </tr> <tr> <td>Total Taxable</td> <td>122,786</td> </tr> </tbody> </table>		Levy Rate	Current Tax	97.960	12,126.08	Assessed	123,786	Penalty	0	Exemption	1,000	Total Taxable	122,786																																									
Source	REAL																																																																																								
Remove Cap	2022																																																																																								
Year Frozen																																																																																									
Uncapped Value	0																																																																																								
TIF Project ID	0																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																						
Land Value	236,491	236,491	26,014																																																																																						
Improvements	888,843	888,843	97,772																																																																																						
Mobile Home	0	0	0																																																																																						
Total Value	1,125,334	1,125,334	123,786																																																																																						
Levy Rate	Current Tax																																																																																								
97.960	12,126.08																																																																																								
Assessed	123,786																																																																																								
Penalty	0																																																																																								
Exemption	1,000																																																																																								
Total Taxable	122,786																																																																																								
Assessment History																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660099838</td> <td>CARNLEY INVESTMENTS LLC</td> <td>3</td> <td>1,093,389</td> <td>1000</td> <td>119,273</td> <td>11,684.00</td> </tr> <tr> <td>2024</td> <td>2024-660099838</td> <td>CARNLEY INVESTMENTS LLC</td> <td>3</td> <td>1,139,918</td> <td>0</td> <td>123,045</td> <td>11,821.00</td> </tr> <tr> <td>2023</td> <td>2023-660099838</td> <td>CARNLEY, JOSH & ASHLEY</td> <td>3</td> <td>165,000</td> <td>0</td> <td>18,150</td> <td>1,701.00</td> </tr> <tr> <td>2022</td> <td>2022-660099838</td> <td>CARNLEY, JOSH & ASHLEY</td> <td>3</td> <td>165,000</td> <td>0</td> <td>18,150</td> <td>1,778.00</td> </tr> <tr> <td>2021</td> <td>2021-660099838</td> <td>CARNLEY, JOSH & ASHLEY</td> <td>3</td> <td>4,559</td> <td>0</td> <td>501</td> <td>48.00</td> </tr> <tr> <td>2020</td> <td>2020-660099838</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>4,559</td> <td>0</td> <td>501</td> <td>48.00</td> </tr> <tr> <td>2019</td> <td>2019-660099838</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>4,559</td> <td>0</td> <td>501</td> <td>48.00</td> </tr> <tr> <td>2018</td> <td>2018-660099838</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>4,559</td> <td>0</td> <td>501</td> <td>47.00</td> </tr> <tr> <td>2017</td> <td>2017-660099838</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>4,559</td> <td>0</td> <td>501</td> <td>47.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660099838	CARNLEY INVESTMENTS LLC	3	1,093,389	1000	119,273	11,684.00	2024	2024-660099838	CARNLEY INVESTMENTS LLC	3	1,139,918	0	123,045	11,821.00	2023	2023-660099838	CARNLEY, JOSH & ASHLEY	3	165,000	0	18,150	1,701.00	2022	2022-660099838	CARNLEY, JOSH & ASHLEY	3	165,000	0	18,150	1,778.00	2021	2021-660099838	CARNLEY, JOSH & ASHLEY	3	4,559	0	501	48.00	2020	2020-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00	2019	2019-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00	2018	2018-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00	2017	2017-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-660099838	CARNLEY INVESTMENTS LLC	3	1,093,389	1000	119,273	11,684.00																																																																																		
2024	2024-660099838	CARNLEY INVESTMENTS LLC	3	1,139,918	0	123,045	11,821.00																																																																																		
2023	2023-660099838	CARNLEY, JOSH & ASHLEY	3	165,000	0	18,150	1,701.00																																																																																		
2022	2022-660099838	CARNLEY, JOSH & ASHLEY	3	165,000	0	18,150	1,778.00																																																																																		
2021	2021-660099838	CARNLEY, JOSH & ASHLEY	3	4,559	0	501	48.00																																																																																		
2020	2020-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00																																																																																		
2019	2019-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00																																																																																		
2018	2018-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00																																																																																		
2017	2017-660099838	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:14
Page 2

Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6381	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	27,797.00 x 7.00 = 194,579	
Factor Value		
Adjustments	1.2154	
Lot Value	236,491	

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	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	3,297 / 4,753
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,297
Fixture/RghIn	19 /
Bed/F/H Bath	6 / 5.0 / 1.0
Basement Area	
Garage Type	1,226 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	110.51	Total Misc Impr	+ 116,104				
Roofing Adj	+ 4.77	Garage Cost	+ 100,336				
Subfloor Adj	+ -4.49	Total RCN	= 880,292				
Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 17,606				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 862,686				
Adj Base Cost	= 139.67	Lot Value	+ 236,491				
Total Area	x 4,753	Indicated Value	= 1,099,177				
Adjusted Cost	= 663,852	Value Per SqFt	231.26				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	862,686
Lot Value	236,491
Indicated Value	1,099,177
Agland Value	
Site Improvements	26,157
Total Value	1,125,334
	236.76 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156894	249		249	44.49		11,078
PRCH	Slab Porch - Covered	156895	1218		1,218	40.93		49,853
PRCH	Slab Porch - Covered	156896	14x12		168	44.97		7,555
PATO	Slab Porch - Open	156897	1774		1,774	12.76		22,636
FPR1	Fireplace - Residential 1 Story			2023	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit			2023	1	7,704.33		7,704
ODRK	Outdoor Kitchen			2023	1	8,350.00		8,350



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:25:14
 Page 4

660099838

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	14x28x0	Concrete		392
	Qual	6	Cond 6	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (70.24 x 392)	27,534	27,534	1,377	26,157