



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 660100773 Parcel ID 000000000-0000248-006-0001 Cadastral ID 06-20-15-02270 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 334201 KANIZER, DAVID E & SARAH 6216 N WATER WAY ST OWASSO OK 74055-0000 Parcel Location Situs 06216 N WATER WAY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-8\IMG_0074. 7/8/2021</p>														
Legal Description Lat/Long: 36.24388747 -95.75955792																			
LOT 1 BLOCK 6 DEER RUN AT STONE CANYON PHASE II					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>R20</td> <td>R22- NEW SFR</td> <td>08/2020</td> <td>06/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- NEW SFR	08/2020	06/2021	
Number	Description	Opened	Closed	Amount															
R20	R22- NEW SFR	08/2020	06/2021																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	04/22/2021	433,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	03/10/2020	75,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax										
Remove Cap	2022		Land Value	117,142	110,389	11%	12,143	Assessed	52,047 4,833.08										
Year Frozen			Improvements	443,087	362,761		39,904	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -93.00										
TIF Project ID	0		Total Value	560,229	473,150		52,047	Total Taxable	51,047 4,740.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660100773	KANIZER, DAVID E & SARAH			20	516,264	1000	49,530	4,599.00										
2024	2024-660100773	KANIZER, DAVID E & SARAH			20	528,325	1000	48,059	4,347.00										
2023	2023-660100773	KANIZER, DAVID E & SARAH			20	433,000	1000	46,630	4,048.00										
2022	2022-660100773	KANIZER, DAVID E & SARAH			20	433,000	0	47,630	4,146.00										
2021	2021-660100773	KANIZER, DAVID E & SARAH			20	76,500	0	8,415	740.00										
2020	2020-660100773	EXECUTIVE HOMES LLC			20	5,691	0	626	55.00										
2019	2019-660100773	C.A.B.O. DEVELOPMENT COMPANY LLC			20	5,691	0	626	56.00										
2018	2018-660100773	C.A.B.O. DEVELOPMENT COMPANY LLC			20	5,691	0	626	56.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4905		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,366.00 x 5.48 = 117,142		
Factor Value			
Adjustments	1.0000		
Lot Value	117,142		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,888 / 2,888
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,888
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	693 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	430,681	149.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	499,320		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.13	Total Misc Impr	+ 19,519
Roofing Adj	+ 5.68	Garage Cost	+ 39,681
Subfloor Adj	+ -4.37	Total RCN	= 456,791
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 13,704
Plumbing Adj	+ 9.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 443,087
Adj Base Cost	= 137.67	Lot Value	+ 117,142
Total Area	x 2,888	Indicated Value	= 560,229
Adjusted Cost	= 397,591	Value Per SqFt	193.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	443,087		
Lot Value	117,142		
Indicated Value	560,229	193.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	560,229	193.99	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	7,243.87		7,244
PRCH	Slab Porch - Covered	151064		352	352	31.77		11,183
PRCH	Slab Porch - Covered	151066		33	33	33.09		1,092



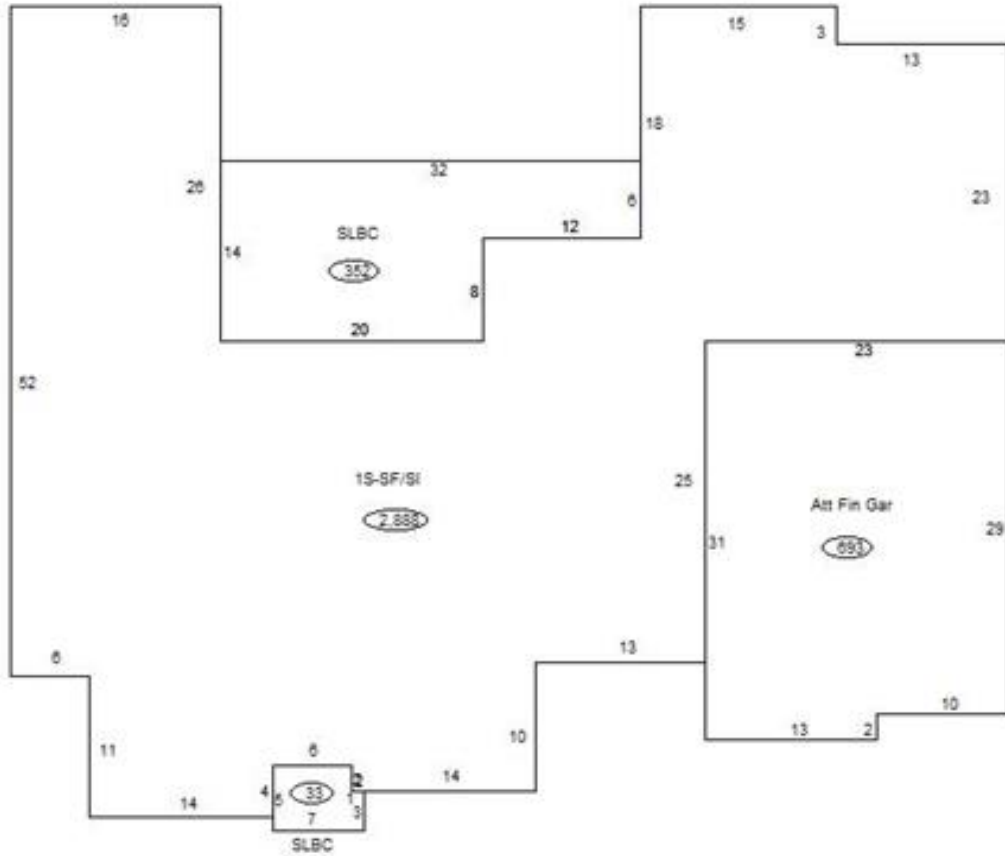
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,888	1.000	2,888
2	M	PRCH		13	SLBC	352	1.000	352
3	G	5		13	Att Fin Gar	693	1.000	693
4	M	PRCH		13	SLBC	33	1.000	33
Total Building Area						2,888		2,888