



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 660101987 Parcel ID 00000-00-0-330021-008-0001 Cadastral ID 31-21-15-05410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329054 COX, MATTHEW THOMAS & TIFFANY DANIELLE 6671 N GRANITE LN OWASSO OK 74055-0000 Parcel Location Situs 06671 N GRANITE LN Subdivision BOULDER POINT PHASE I Lot/Block 0001 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0008. 6/30/2022</p>															
Legal Description Lat/Long: 36.25091277 -95.75234544																			
LOT 1 BLOCK 8 BOULDER POINT PHASE I				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>R18 000302</td> <td>R20- NEW 2715 SQ FT SFR</td> <td>10/2018</td> <td>12/2019</td> <td>215,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R18 000302	R20- NEW 2715 SQ FT SFR	10/2018	12/2019	215,000
Number	Description	Opened	Closed	Amount															
R18 000302	R20- NEW 2715 SQ FT SFR	10/2018	12/2019	215,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	10/02/2019	393,000	YES										
					/	GREEN PROPERTY MANAGEMENT IN	11/28/2018	2,236,000	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2020		Land Value	69,123	69,123	11%	Assessed	49,661	5,390.11										
Year Frozen			Improvements	382,336	382,336		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	451,459	451,459		Total Taxable	49,661	5,390.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101987	COX, MATTHEW THOMAS &			7	436,297	0	47,993	5,209.00										
2024	2024-660101987	COX, MATTHEW THOMAS &			7	465,770	0	49,683	5,482.00										
2023	2023-660101987	COX, MATTHEW THOMAS &			7	430,156	0	47,317	5,110.00										
2022	2022-660101987	COX, MATTHEW THOMAS &			7	414,178	0	45,560	5,115.00										
2021	2021-660101987	COX, MATTHEW THOMAS &			7	400,716	0	44,079	4,893.00										
2020	2020-660101987	COX, MATTHEW THOMAS &			7	391,885	0	43,107	4,780.00										
2019	2019-660101987	EXECUTIVE HOMES LLC			7	57,000	0	6,270	696.00										



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5289		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,041.00 x 3.00 = 69,123		
Factor Value			
Adjustments	1.0000		
Lot Value	69,123		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,680 / 2,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,680
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	695 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	372,286	138.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	512,270 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.40	Total Misc Impr	+ 16,508
Roofing Adj	+ 5.11	Garage Cost	+ 26,000
Subfloor Adj	+ -3.30	Total RCN	= 402,459
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,123
Plumbing Adj	+ 10.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,336
Adj Base Cost	= 134.31	Lot Value	+ 69,123
Total Area	x 2,680	Indicated Value	= 451,459
Adjusted Cost	= 359,951	Value Per SqFt	168.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	382,336		
Lot Value	69,123		
Indicated Value	451,459	168.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	451,459	168.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143817	21x14		294	28.49		8,376
PRCH	SLAB PORCH - COVERED	143818	58		58	29.34		1,702
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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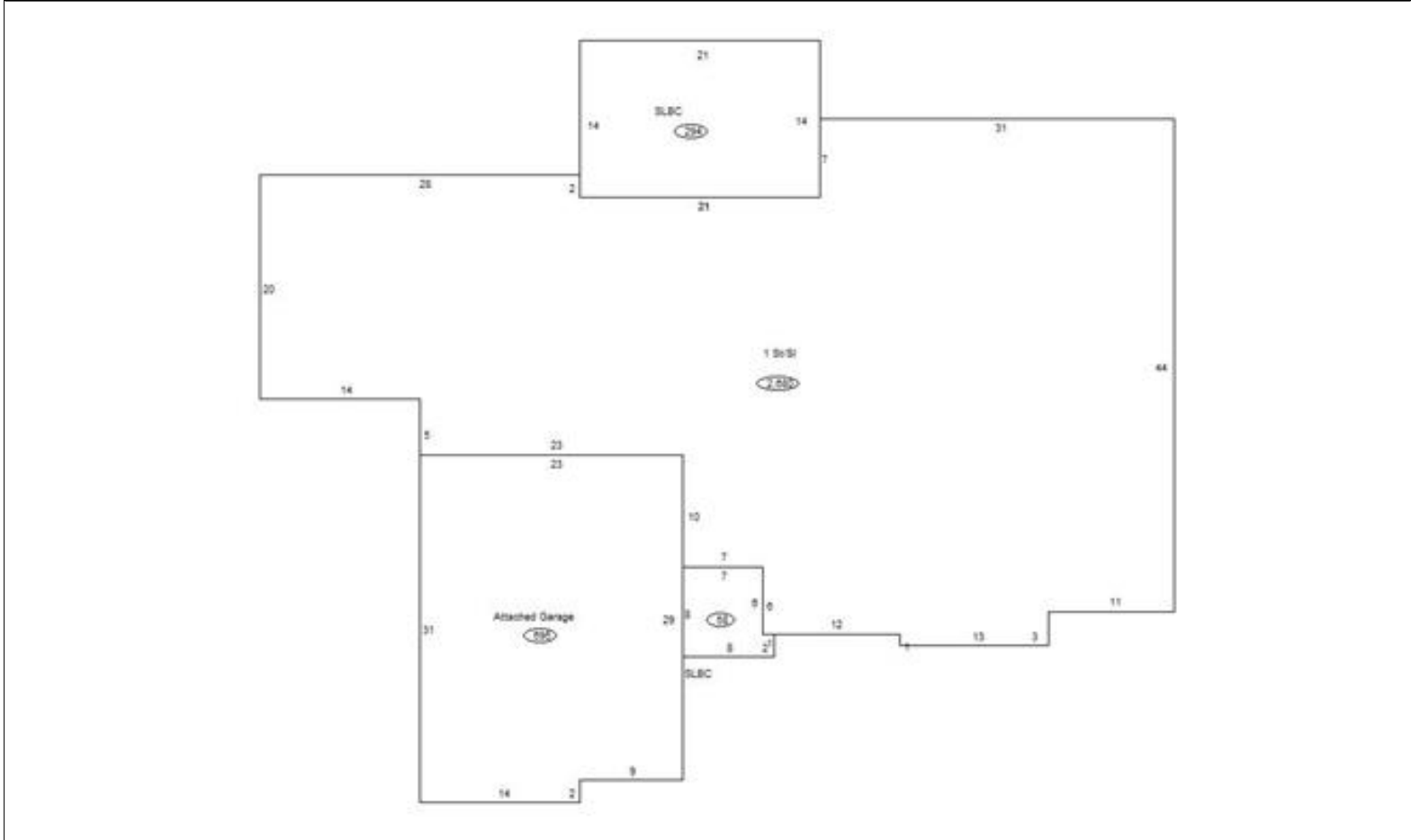
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,680	1.000	2,680
2	G	1		10	Attached Garage	695	1.000	695
3	M	PRCH		10	SLBC	294	1.000	294
4	M	PRCH		10	SLBC	58	1.000	58
Total Building Area						2,680		2,680