



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:25
Page 1

Assessment Data					Primary Image																																																				
Account 660104294 Parcel ID 000000-0-0-000365-002-0006 Cadastral ID 36-21-14-03220 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 343009 TAYLOR, KELLER EDWIN III & SARAH PHILLIPS TAYLOR 19105 E BEECHER CT OWASSO OK 74055-0000 Parcel Location Situs 19105 E BEECHER CT Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.25965215 -95.75997745																																																									
Legal Description LOT 6 BLOCK 2 HAWTHORNE AT STONE CANYON 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>R21 1017X</td> <td>R23- NEW 3690 SQ FT SFR</td> <td>11/2021</td> <td>10/2022</td> <td>225,225</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 1017X	R23- NEW 3690 SQ FT SFR	11/2021	10/2022	225,225																																						
Number	Description	Opened	Closed	Amount																																																					
R21 1017X	R23- NEW 3690 SQ FT SFR	11/2021	10/2022	225,225																																																					
Exemptions <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	Sale History <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>EPIC CUSTOM HOMES LLC</td> <td>10/25/2023</td> <td>679,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT CO LLC</td> <td>11/18/2021</td> <td>84,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EPIC CUSTOM HOMES LLC	10/25/2023	679,000	YES	/	C.A.B.O. DEVELOPMENT CO LLC	11/18/2021	84,000	15																							
Code	Type	Active	Maximum	Exemption																																																					
H	Homestead	Yes	1,000	1,000																																																					
Bk/Pg	Grantor	Date	Price	Code																																																					
/	EPIC CUSTOM HOMES LLC	10/25/2023	679,000	YES																																																					
/	C.A.B.O. DEVELOPMENT CO LLC	11/18/2021	84,000	15																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>139,571</td> <td>139,571</td> <td>11%</td> <td>15,353</td> <td>Assessed</td> <td>72,956 7,918.50</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>529,548</td> <td>523,667</td> <td></td> <td>57,603</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>669,119</td> <td>663,238</td> <td></td> <td>72,956</td> <td>Total Taxable</td> <td>71,956 7,821.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2024	Land Value	139,571	139,571	11%	15,353	Assessed	72,956 7,918.50	Year Frozen		Improvements	529,548	523,667		57,603	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -97.00	TIF Project ID	0	Total Value	669,119	663,238		72,956	Total Taxable	71,956 7,821.00			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																	
Remove Cap	2024	Land Value	139,571	139,571	11%	15,353	Assessed	72,956 7,918.50																																																	
Year Frozen		Improvements	529,548	523,667		57,603	Penalty	0																																																	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -97.00																																																	
TIF Project ID	0	Total Value	669,119	663,238		72,956	Total Taxable	71,956 7,821.00																																																	
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>2025-660104294</td> <td>TAYLOR, KELLER EDWIN III &</td> <td>42</td> <td>643,921</td> <td>1000</td> <td>69,832</td> <td>7,590.00</td> </tr> <tr> <td>2024</td> <td>2024-660104294</td> <td>TAYLOR, KELLER EDWIN III &</td> <td>42</td> <td>679,044</td> <td>1000</td> <td>73,695</td> <td>8,147.00</td> </tr> <tr> <td>2023</td> <td>2023-660104294</td> <td>EPIC CUSTOM HOMES LLC</td> <td>42</td> <td>600,075</td> <td>0</td> <td>616</td> <td>67.00</td> </tr> <tr> <td>2022</td> <td>2022-660104294</td> <td>EPIC CUSTOM HOMES LLC</td> <td>42</td> <td>5,331</td> <td>0</td> <td>586</td> <td>65.00</td> </tr> <tr> <td>2021</td> <td>2021-660104294</td> <td>C.A.B.O. DEVELOPMENT CO LLC</td> <td>42</td> <td>5,331</td> <td>0</td> <td>586</td> <td>65.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104294	TAYLOR, KELLER EDWIN III &	42	643,921	1000	69,832	7,590.00	2024	2024-660104294	TAYLOR, KELLER EDWIN III &	42	679,044	1000	73,695	8,147.00	2023	2023-660104294	EPIC CUSTOM HOMES LLC	42	600,075	0	616	67.00	2022	2022-660104294	EPIC CUSTOM HOMES LLC	42	5,331	0	586	65.00	2021	2021-660104294	C.A.B.O. DEVELOPMENT CO LLC	42	5,331	0	586	65.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660104294	TAYLOR, KELLER EDWIN III &	42	643,921	1000	69,832	7,590.00																																																		
2024	2024-660104294	TAYLOR, KELLER EDWIN III &	42	679,044	1000	73,695	8,147.00																																																		
2023	2023-660104294	EPIC CUSTOM HOMES LLC	42	600,075	0	616	67.00																																																		
2022	2022-660104294	EPIC CUSTOM HOMES LLC	42	5,331	0	586	65.00																																																		
2021	2021-660104294	C.A.B.O. DEVELOPMENT CO LLC	42	5,331	0	586	65.00																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:11:25
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3748		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	16,324.00 x 5.70 = 93,047		
Factor Value			
Adjustments	1.5000		
Lot Value	139,571		



\\tsclient\T\ROB STUFF\2022-10-11\IMG_0001.JPG 10/11/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Masonry
Base/Total Area	2,346 / 3,634
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,346
Fixture/RghIn	/
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	677 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	594,686 163.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	627,790 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	529,548
Lot Value	139,571
Indicated Value	669,119 184.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	669,119 184.13 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.38	Total Misc Impr	+	18,665
Roofing Adj	+ 4.29	Garage Cost	+	44,012
Subfloor Adj	+ -2.98	Total RCN	=	545,926
Heat/Cool Adj	+ 18.45	Depreciation (3%)	-	16,378
Plumbing Adj	+ 7.84	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	529,548
Adj Base Cost	= 132.98	Lot Value	+	139,571
Total Area	x 3,634	Indicated Value	=	669,119
Adjusted Cost	= 483,249	Value Per SqFt		184.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155516	201		201	36.28		7,292
PRCH	Slab Porch - Covered	155517	12x5		60	37.13		2,228
PRCH	Slab Porch - Covered	155518	7x6		42	37.19		1,562
FPPF	Fireplace - Prefabricated		1		1	7,583.24		7,583



Rogers

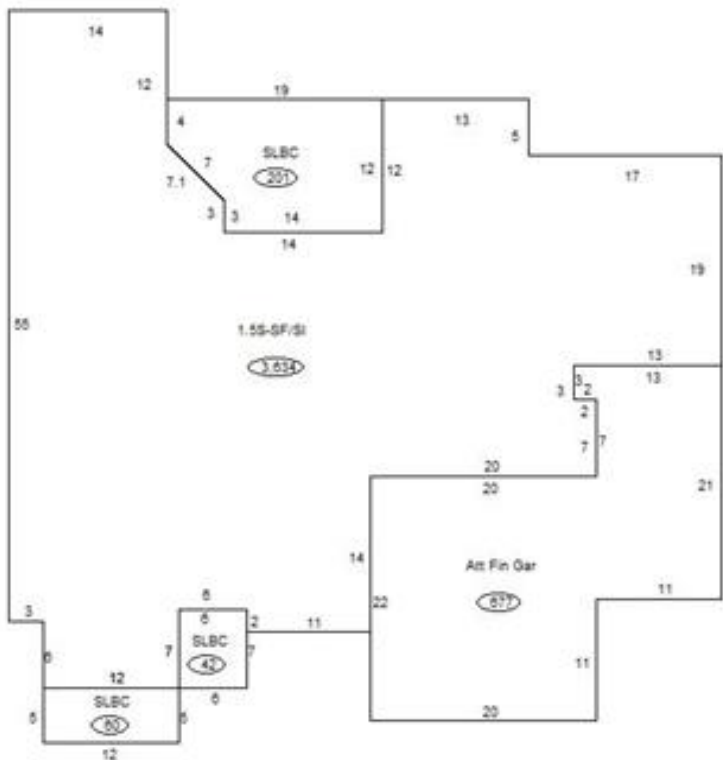
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:11:25
 Page 3

Sketch Image

660104294



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	2,346	1.549	3,634
2	G	5		13	Att Fin Gar	677	1.000	677
3	M	PRCH		13	SLBC	201	1.000	201
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	42	1.000	42
6	U	^UL		13	Upper Level (1)	1,288	1.000	1,288
Total Building Area						2,346		3,634