



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 660104296 Parcel ID 000000-0-0-000365-003-0001 Cadastral ID 36-21-14-03240 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 342392 JOHNSON, TODD ELLIOTT & CINDY LOU REVOCABLE LIVING TRUST 7201 N HAWTHORNE LN OWASSO OK 74055-0000 | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 07201 N HAWTHORNE LN Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0001 / 0003 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: 36.25896863 -95.75943814 | | | | | Building Permits | | | | | | | | | | | | | | |
| LOT 1 BLOCK 3 HAWTHORNE AT STONE CANYON PHASE I | | | | | <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- POSS NEW SFR PER MRTGE</td> <td>08/2020</td> <td>08/2021</td> <td>368,800</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R20 | R22- POSS NEW SFR PER MRTGE | 08/2020 | 08/2021 | 368,800 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| R20 | R22- POSS NEW SFR PER MRTGE | 08/2020 | 08/2021 | 368,800 | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | STARKWEATHER, JEFFREY D & | 08/23/2023 | 689,000 | YES | | | | | | | | | | |
| | | | | | / | EPIC CUSTOM HOMES LLC | 08/23/2021 | 565,000 | YES | | | | | | | | | | |
| | | | | | / | C.A.B.O. DEVELOPMENT CO LLC | 08/24/2020 | 78,000 | 15 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | | | | | | | | | | |
| Remove Cap | 2024 | | Land Value | 158,823 | 158,823 | 11% | Assessed | 76,387 | 8,290.89 | | | | | | | | | | |
| Year Frozen | | | Improvements | 535,600 | 535,600 | | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 694,423 | 694,423 | 76,387 | Total Taxable | 76,387 | 8,291.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660104296 | JOHNSON, TODD & CINDY I | | | 42 | 678,665 | 0 | 74,654 | 8,103.00 | | | | | | | | | | |
| 2024 | 2024-660104296 | JOHNSON, TODD & CINDY I | | | 42 | 689,001 | 0 | 75,790 | 8,363.00 | | | | | | | | | | |
| 2023 | 2023-660104296 | JOHNSON, TODD & CINDY I | | | 42 | 565,000 | 1000 | 61,150 | 6,618.00 | | | | | | | | | | |
| 2022 | 2022-660104296 | STARKWEATHER, JEFFREY D & | | | 42 | 565,000 | 1000 | 61,150 | 6,879.00 | | | | | | | | | | |
| 2021 | 2021-660104296 | STARKWEATHER, JEFFREY D & | | | 42 | 82,000 | 0 | 9,020 | 1,002.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1039 #1 | |
|-----------------|---------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.3367 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 14,665.00 x 5.70 = 83,591 | | |
| Factor Value | | | |
| Adjustments | 1.9000 | | |
| Lot Value | 158,823 | | |



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4.5 - Good |
| Architecture | R1 Res Nbhd 1 |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 20% Frame, Siding, Wood 80% Veneer, Masonry |
| Base/Total Area | 2,399 / 3,796 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,399 |
| Fixture/RghIn | 17 / |
| Bed/F/H Bath | 5 / 4.0 / |
| Basement Area | |
| Garage Type | 666 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2021 / 4 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 563,965 | 148.57 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 6 | | |
| Indicated Value | 600,050 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 103.37 | Total Misc Impr | + 22,388 |
| Roofing Adj | + 3.95 | Garage Cost | + 40,872 |
| Subfloor Adj | + -2.92 | Total RCN | = 557,917 |
| Heat/Cool Adj | + 17.38 | Depreciation (4%) | - 22,317 |
| Plumbing Adj | + 8.53 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 535,600 |
| Adj Base Cost | = 130.31 | Lot Value | + 158,823 |
| Total Area | x 3,796 | Indicated Value | = 694,423 |
| Adjusted Cost | = 494,657 | Value Per SqFt | 182.94 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 535,600 | | |
| Lot Value | 158,823 | | |
| Indicated Value | 694,423 | 182.94 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 694,423 | 182.94 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 151307 | 204 | | 204 | 35.65 | | 7,273 |
| PATO | Slab Porch - Open | 151308 | 33x9 | | 297 | 11.83 | | 3,514 |
| PRCH | Slab Porch - Covered | 151310 | 107 | | 107 | 36.26 | | 3,880 |
| FPR1 | Fireplace - Residential 1 Story | | | 1 | 1 | 7,721.18 | | 7,721 |



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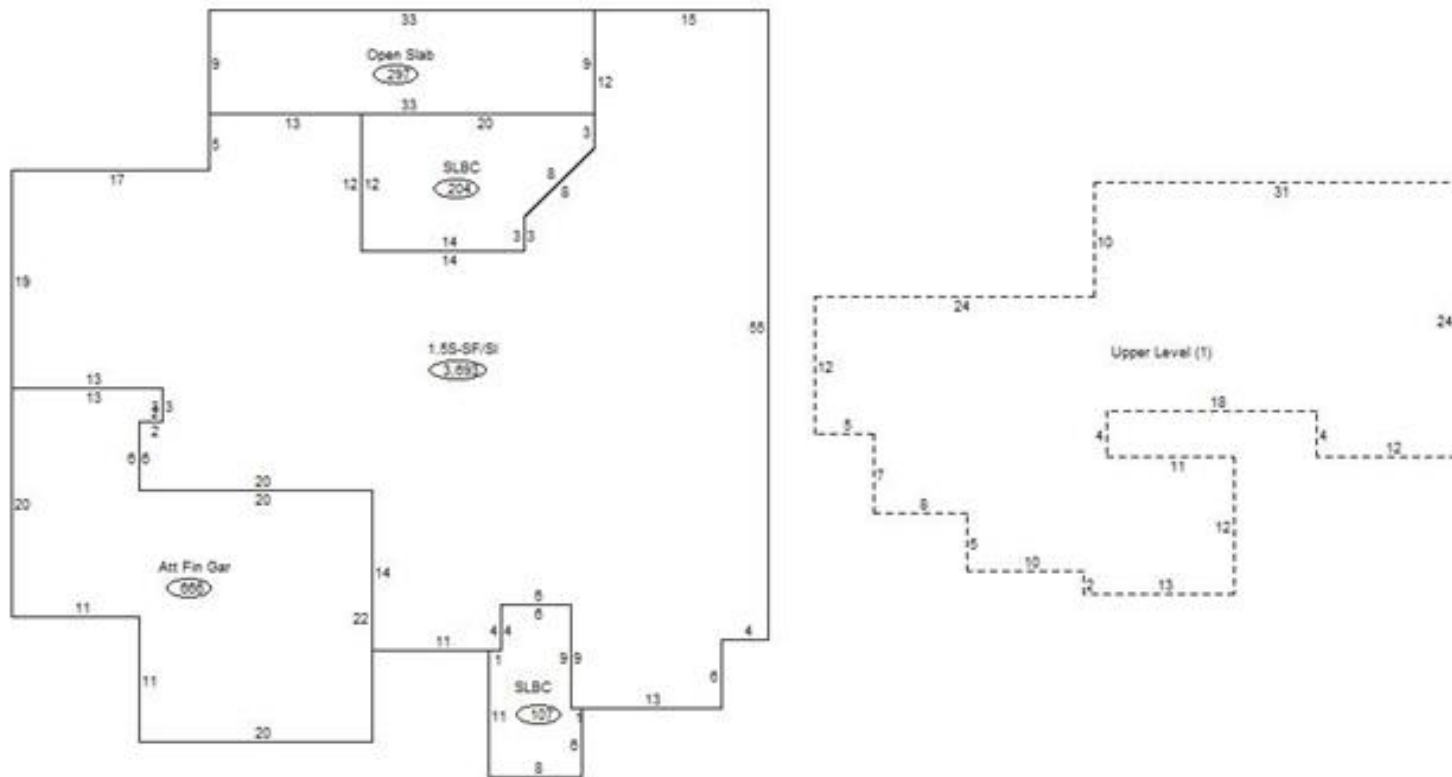
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 13 | 1.5S-SF/SI | 2,399 | 1.539 | 3,693 |
| 2 | M | PRCH | | 13 | SLBC | 204 | 1.000 | 204 |
| 3 | M | PATO | | 13 | Open Slab | 297 | 1.000 | 297 |
| 4 | G | 5 | | 13 | Att Fin Gar | 666 | 1.000 | 666 |
| 5 | M | PRCH | | 13 | SLBC | 107 | 1.000 | 107 |
| 6 | U | ^UL | | 13 | Upper Level (1) | 1,294 | 1.000 | 1,294 |
| Total Building Area | | | | | | 2,399 | | 3,693 |