



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 660104298 Parcel ID 000000-0-0-000365-003-0003 Cadastral ID 36-21-14-03260 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 346110 EIGENHEER, JULIE ANNE 12700 E 100TH ST N APT 25206 OWASSO OK 74055-0000 Parcel Location Situs 07205 N HAWTHORNE LN Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660104298_001.JPG 12/22/2025</p>														
Legal Description Lat/Long: 36.25926391 -95.75877330																			
LOT 3 BLOCK 3 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>R25 1201X</td> <td>NEW SFR 2650 SQ FT</td> <td>01/2025</td> <td>12/2025</td> <td>221,850</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 1201X	NEW SFR 2650 SQ FT	01/2025	12/2025	221,850
Number	Description	Opened	Closed	Amount															
R25 1201X	NEW SFR 2650 SQ FT	01/2025	12/2025	221,850															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	C.A.B.O. DEVELOPMENT CO LLC	12/30/2024	78,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2025	Land Value	105,003	81,900	11%	9,009	Assessed	50,434	5,474.01										
Year Frozen		Improvements	376,594	376,594		41,425	Penalty	0											
Uncapped Value	376,594	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	481,597	458,494		50,434	Total Taxable	50,434	5,474.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104298	EIGENHEER, JULIE ANNE			42	78,000	0	8,580	931.00										
2024	2024-660104298	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0	586	64.00										
2023	2023-660104298	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0	586	63.00										
2022	2022-660104298	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0	586	65.00										
2021	2021-660104298	C.A.B.O. DEVELOPMENT CO LLC			42	5,331	0	586	65.00										



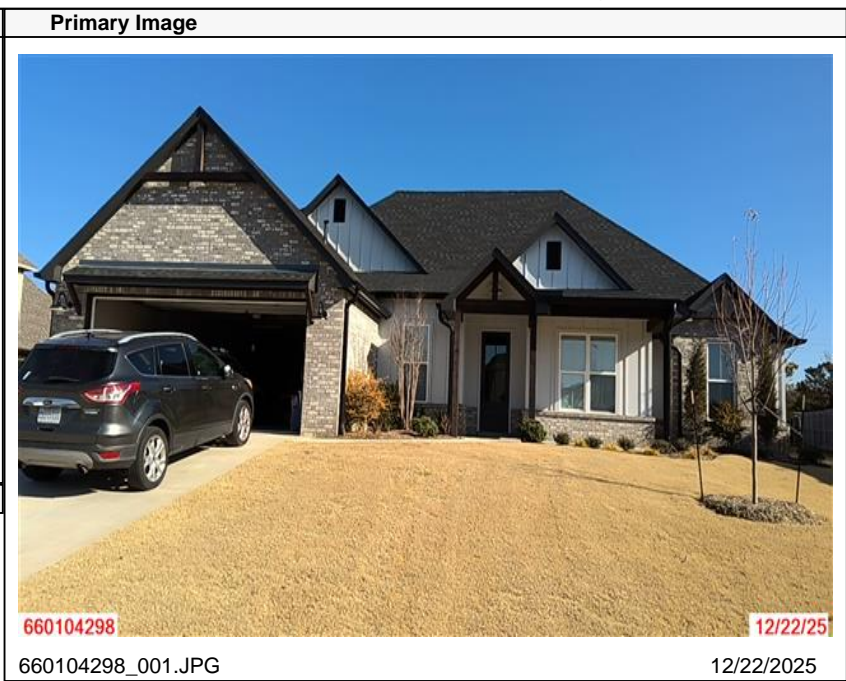
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2908		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	12,667.00 x 5.70 = 72,202		
Factor Value			
Adjustments	1.4543		
Lot Value	105,003		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,163 / 2,566
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,163
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	739 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted 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	103.91	Total Misc Impr	+ 8,714
Roofing Adj	+ 5.01	Garage Cost	+ 42,056
Subfloor Adj	+ -3.89	Total RCN	= 380,398
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 3,804
Plumbing Adj	+ 7.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 376,594
Adj Base Cost	= 128.46	Lot Value	+ 105,003
Total Area	x 2,566	Indicated Value	= 481,597
Adjusted Cost	= 329,628	Value Per SqFt	187.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	376,594		
Lot Value	105,003		
Indicated Value	481,597	187.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	481,597	187.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	185420	137		137	32.65		4,473
PATC	Patio - Covered	185421	15x12		180	23.56		4,241



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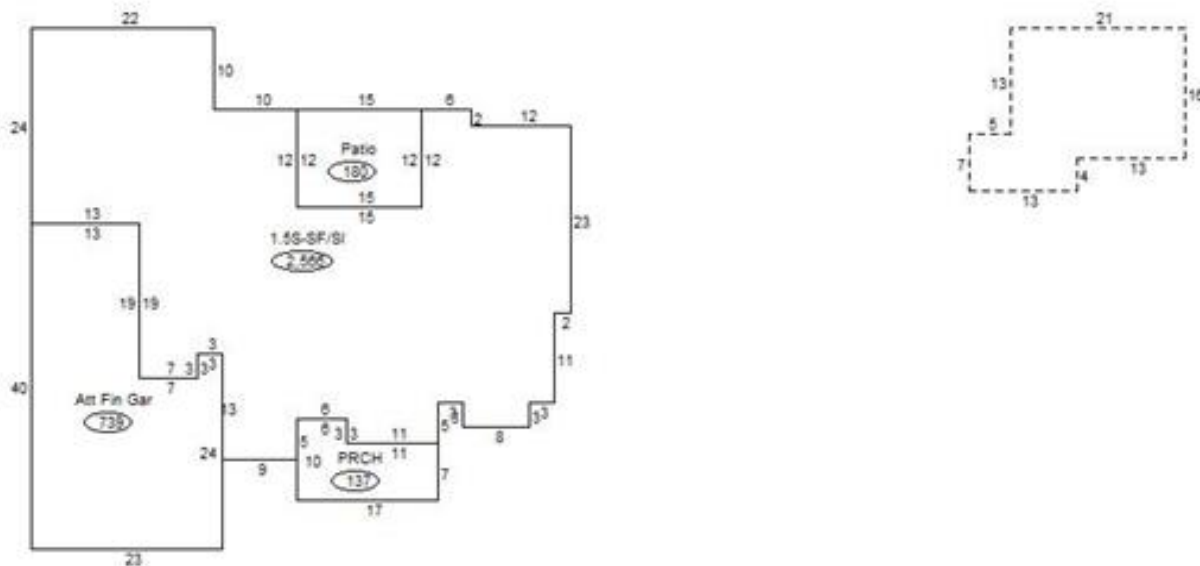
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,163	1.186	2,566
2	U	^UL		20	Upper Level (1)	403	1.000	403
3	G	5		20	Att Fin Gar	739	1.000	739
4	M	PRCH		20	PRCH	137	1.000	137
5	M	PATC		20	Patio	180	1.000	180
Total Building Area						2,163		2,566