



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:44
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Assessment Data				Primary Image					
Account	660104305								
Parcel ID	000000-0-0-000637-001-0002								
Cadastral ID	10-21-14-08620								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	340676								
BYBEE, KEVIN D & MICHELLE J									
REVOCABLE LIVING TRUST									
10616 N 159TH E AVE									
OWASSO OK 74055-0000									
Parcel Location				\\tsclient\T\ROB STUFF\2023-2-27\IMG_0005.JPG 2/27/2023					
Situs	10616 N 159TH E AVE								
Subdivision	PRESTIGE POND								
Lot/Block	0002 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 14 / 5								
Neighborhood	1042 - R-V03-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.30835593 -95.79744669				Building Permits					
LOT 2 BLOCK 1 PRESTIGE POND				Number	Description	Opened	Closed	Amount	
				R22 70	R23 NEW POOL	09/2022	02/2023	75,000	
				R22 126	R23 NEW SFR 3495 SQ FT	03/2022	02/2023	235,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	01/24/2023	761,000	YES
					/	PRESTIGE POND LLC	04/30/2021	1,425,000	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024	Land Value	181,002	181,002	11%	19,910	Assessed	82,826	8,113.63
Year Frozen		Improvements	571,962	571,962		62,916	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	752,964	752,964		82,826	Total Taxable	82,826	8,114.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104305	BYBEE, KEVIN D & MICHELLE J			3	728,692	0	80,156	7,852.00
2024	2024-660104305	BYBEE, KEVIN D & MICHELLE J			3	761,430	0	83,757	8,047.00
2023	2023-660104305	BYBEE, KEVIN D & MICHELLE J			3	10,000	0	1,100	103.00
2022	2022-660104305	EXECUTIVE HOMES LLC			3	10,000	0	1,100	108.00
2021	2021-660104305	EXECUTIVE HOMES LLC			3	10,000	0	1,100	106.00



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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5008		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,816.00 x 4.21 = 91,870		
Factor Value			
Adjustments	1.9702		
Lot Value	181,002		



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2/27/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,437 / 3,643
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,437
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	714 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	105.33	Total Misc Impr	+ 35,176
Roofing Adj	+ 4.17	Garage Cost	+ 43,383
Subfloor Adj	+ -3.08	Total RCN	= 554,553
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 11,091
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 543,462
Adj Base Cost	= 130.66	Lot Value	+ 181,002
Total Area	x 3,643	Indicated Value	= 724,464
Adjusted Cost	= 475,994	Value Per SqFt	198.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	543,462		
Lot Value	181,002		
Indicated Value	724,464	198.86	Per SqFt
Agland Value			
Site Improvements	28,500		
Total Value	752,964	206.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156414	10x6		60	36.46		2,188
PRCH	Slab Porch - Covered	156415	317		317	35.14		11,139
PATO	Slab Porch - Open	156416	918		918	11.40		10,465
FPPF	Fireplace - Prefabricated			1 2023	1	7,141.75		7,142
GENR	Generator - Residential Standby			1 2023	1	4,242.00		4,242



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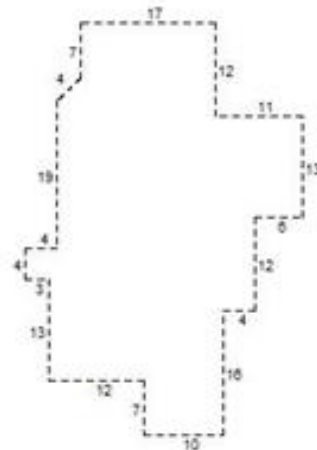
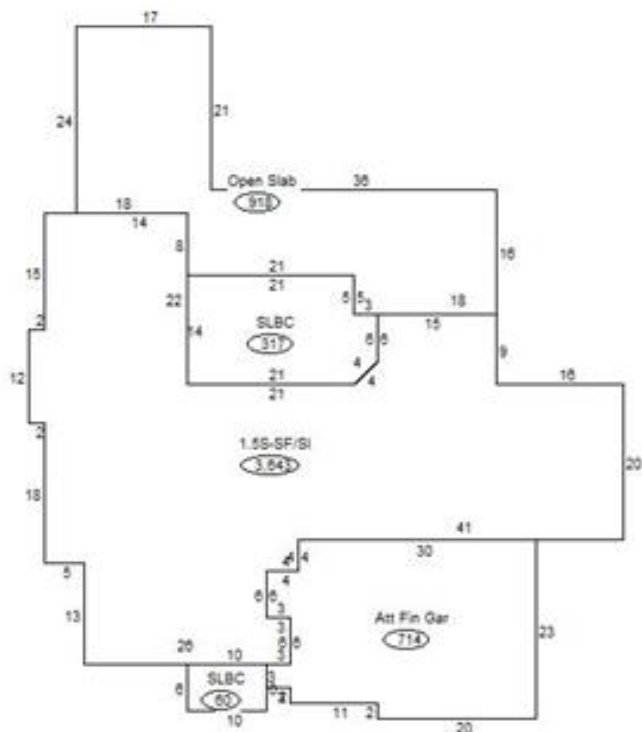
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Sketch Image

660104305



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	2,437	1.495	3,643
2	U	^UL		20	Upper Level (1)	1,206	1.000	1,206
3	G	5		20	Att Fin Gar	714	1.000	714
4	M	PRCH		20	SLBC	60	1.000	60
5	M	PRCH		20	SLBC	317	1.000	317
6	M	PATO		20	Open Slab	918	1.000	918
Total Building Area						2,437		3,643



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 6	Cond 6	Year 2023	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500