



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:48
Page 1

Assessment Data				Primary Image															
Account 660104307 Parcel ID 000000-0-0-000637-001-0004 Cadastral ID 10-21-14-08640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344250 RUMSEY, GREGORY SCOTT & MELANEE LEE HANSEN 10634 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10634 N 159TH E AVE Subdivision PRESTIGE POND Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-6-12\IMG_0012.JPG 6/12/2023</p>															
Legal Description Lat/Long: 36.30915561 -95.79739317										Building Permits									
LOT 4 BLOCK 1 PRESTIGE POND				<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>R22 128</td> <td>R23 NEW SFR 2755 SQ FT</td> <td>03/2022</td> <td>06/2023</td> <td>225,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 128	R23 NEW SFR 2755 SQ FT	03/2022	06/2023	225,000
Number	Description	Opened	Closed	Amount															
R22 128	R23 NEW SFR 2755 SQ FT	03/2022	06/2023	225,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	05/03/2024	560,000	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	2025		Land Value	144,080	144,080	11%	15,849	Assessed	63,985										
Year Frozen			Improvements	437,602	437,602		48,136	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	581,682	581,682		63,985	Total Taxable	63,985										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104307	RUMSEY, GREGORY SCOTT &			3	560,000	0	61,600	6,034.00										
2024	2024-660104307	RUMSEY, GREGORY SCOTT &			3	533,434	0	49,793	4,784.00										
2023	2023-660104307	EXECUTIVE HOMES LLC			3	10,000	0	1,100	103.00										
2022	2022-660104307	EXECUTIVE HOMES LLC			3	10,000	0	1,100	108.00										
2021	2021-660104307	EXECUTIVE HOMES LLC			3	10,000	0	1,100	106.00										



Rogers

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Date 04/18/2026
Time 10:11:48
Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4976		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	21,675.00 x 4.21 = 91,276		
Factor Value			
Adjustments	1.5785		
Lot Value	144,080		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,743 / 2,743
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,743
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	716 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	437,602		
Lot Value	144,080		
Indicated Value	581,682	212.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	581,682	212.06	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.24	Total Misc Impr	+ 20,296
Roofing Adj	+ 5.73	Garage Cost	+ 40,791
Subfloor Adj	+ -4.43	Total RCN	= 446,533
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,931
Plumbing Adj	+ 6.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 437,602
Adj Base Cost	= 140.52	Lot Value	+ 144,080
Total Area	x 2,743	Indicated Value	= 581,682
Adjusted Cost	= 385,446	Value Per SqFt	212.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157321	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	157322	393		393	31.65		12,438
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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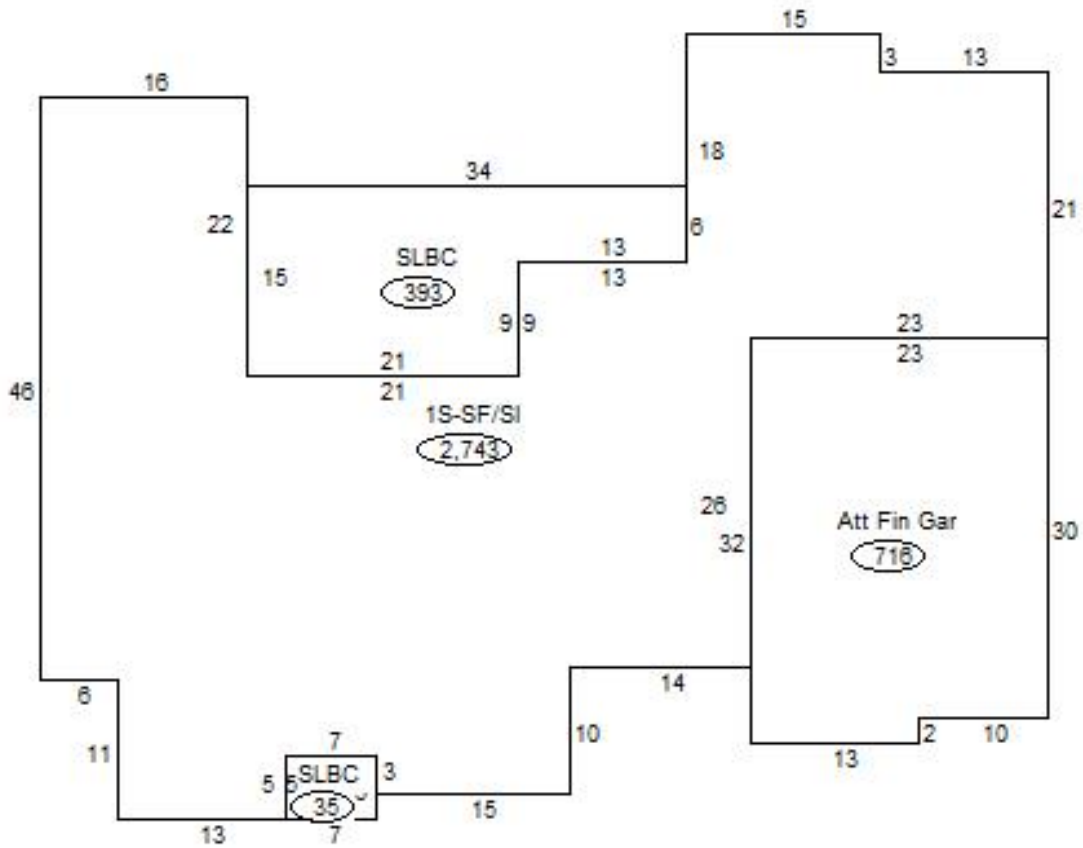
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Date 04/18/2026
 Time 10:11:48
 Page 3

Sketch Image

660104307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,743	1.000	2,743
2	G	5		20	Att Fin Gar	716	1.000	716
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	393	1.000	393
Total Building Area						2,743		2,743