



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:55
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| Assessment Data | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|-------------------------|-----------|---------------|------------|---------------|------------|-------------|--|--|------------------|--------------|----------|--|------------|---------------|-------------|-------------|----------------|-------------------------|-------------------|------------------------|---------|---------|----------|---------------------|----------------|-------------------------|-----|----------------------|-------------------|------------|-----------|---------|----------------|-------------------------|----------------|---------|---------------|--------|----------|------|----------------|---------------------|------|----------------|---|---------------------|---------|------|----------------|---------------------|--------|----------|---|-------|--------|
| Account 660104311 Parcel ID 000000-0-0-000637-001-0008 Cadastral ID 10-21-14-08680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340230 GAINES & TIFFANY DUVALL FAMILY TRUST 10722 N 158TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10722 N 158TH E AVE Subdivision PRESTIGE POND Lot/Block 0008 / 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 Lot/Long: 36.31000152 -95.79852387 | | | | | | | | | | 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>R22 016</td> <td>R23-NEW SFR 2922 SQ FT</td> <td>01/2022</td> <td>11/2022</td> <td>235</td> </tr> </tbody> </table> | | | | | | Number | Description | Opened | Closed | Amount | R22 016 | R23-NEW SFR 2922 SQ FT | 01/2022 | 11/2022 | 235 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R22 016 | R23-NEW SFR 2922 SQ FT | 01/2022 | 11/2022 | 235 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | Code | Type | Active | Maximum | Exemption | | | | | | 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>EXECUTIVE HOMES LLC</td> <td>11/18/2022</td> <td>514,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>PRESTIGE POND LLC</td> <td>04/30/2021</td> <td>1,425,000</td> <td>WB</td> </tr> </tbody> </table> | | | | | | Bk/Pg | Grantor | Date | Price | Code | / | EXECUTIVE HOMES LLC | 11/18/2022 | 514,500 | YES | / | PRESTIGE POND LLC | 04/30/2021 | 1,425,000 | WB | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | EXECUTIVE HOMES LLC | 11/18/2022 | 514,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | PRESTIGE POND LLC | 04/30/2021 | 1,425,000 | WB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 94,076</td> <td>94,076</td> <td>11%</td> <td>10,348</td> <td>Assessed</td> <td>61,346</td> <td>6,009.45</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 463,620</td> <td>463,620</td> <td></td> <td>50,998</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 557,696</td> <td>557,696</td> <td></td> <td>61,346</td> <td>Total Taxable</td> <td>61,346</td> <td>6,009.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2023 | Land Value 94,076 | 94,076 | 11% | 10,348 | Assessed | 61,346 | 6,009.45 | Year Frozen | | Improvements 463,620 | 463,620 | | 50,998 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 557,696 | 557,696 | | 61,346 | Total Taxable | 61,346 | 6,009.00 | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2023 | Land Value 94,076 | 94,076 | 11% | 10,348 | Assessed | 61,346 | 6,009.45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 463,620 | 463,620 | | 50,998 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 557,696 | 557,696 | | 61,346 | Total Taxable | 61,346 | 6,009.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2025-660104311</td> <td>GAINES & TIFFANY DUVALL</td> <td>3</td> <td>535,516</td> <td>0</td> <td>58,906</td> <td>5,770.00</td> </tr> <tr> <td>2024</td> <td>2024-660104311</td> <td>GAINES & TIFFANY DUVALL</td> <td>3</td> <td>564,036</td> <td>0</td> <td>59,424</td> <td>5,709.00</td> </tr> <tr> <td>2023</td> <td>2023-660104311</td> <td>GAINES & TIFFANY DUVALL</td> <td>3</td> <td>514,500</td> <td>0</td> <td>56,595</td> <td>5,304.00</td> </tr> <tr> <td>2022</td> <td>2022-660104311</td> <td>EXECUTIVE HOMES LLC</td> <td>3</td> <td>10,000</td> <td>0</td> <td>1,100</td> <td>108.00</td> </tr> <tr> <td>2021</td> <td>2021-660104311</td> <td>EXECUTIVE HOMES LLC</td> <td>3</td> <td>10,000</td> <td>0</td> <td>1,100</td> <td>106.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660104311 | GAINES & TIFFANY DUVALL | 3 | 535,516 | 0 | 58,906 | 5,770.00 | 2024 | 2024-660104311 | GAINES & TIFFANY DUVALL | 3 | 564,036 | 0 | 59,424 | 5,709.00 | 2023 | 2023-660104311 | GAINES & TIFFANY DUVALL | 3 | 514,500 | 0 | 56,595 | 5,304.00 | 2022 | 2022-660104311 | EXECUTIVE HOMES LLC | 3 | 10,000 | 0 | 1,100 | 108.00 | 2021 | 2021-660104311 | EXECUTIVE HOMES LLC | 3 | 10,000 | 0 | 1,100 | 106.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660104311 | GAINES & TIFFANY DUVALL | 3 | 535,516 | 0 | 58,906 | 5,770.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660104311 | GAINES & TIFFANY DUVALL | 3 | 564,036 | 0 | 59,424 | 5,709.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660104311 | GAINES & TIFFANY DUVALL | 3 | 514,500 | 0 | 56,595 | 5,304.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660104311 | EXECUTIVE HOMES LLC | 3 | 10,000 | 0 | 1,100 | 108.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660104311 | EXECUTIVE HOMES LLC | 3 | 10,000 | 0 | 1,100 | 106.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:55
Page 2

| Lot Data | | Square-Foot - NBHD 1042 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.5129 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 22,340.00 x 4.21 = 94,076 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 94,076 | | |



\\tsclient\T\ROB STUFF\2022-11-16\IMG_0001.JPG 11/17/2022

| Residential Data | |
|------------------|--------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 95% Veneer, Masonry 5% Veneer, Stone |
| Base/Total Area | 3,056 / 3,056 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,056 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 3.0 / 1.0 |
| Basement Area | |
| Garage Type | 788 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 | 458,701 | 150.10 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 2 | | |
| Indicated Value | 514,510 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 109.24 | Total Misc Impr | + 22,113 |
| Roofing Adj | + 5.62 | Garage Cost | + 44,845 |
| Subfloor Adj | + -4.36 | Total RCN | = 477,959 |
| Heat/Cool Adj | + 16.31 | Depreciation (3%) | - 14,339 |
| Plumbing Adj | + 7.68 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 463,620 |
| Adj Base Cost | = 134.49 | Lot Value | + 94,076 |
| Total Area | x 3,056 | Indicated Value | = 557,696 |
| Adjusted Cost | = 411,001 | Value Per SqFt | 182.49 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 463,620 | | |
| Lot Value | 94,076 | | |
| Indicated Value | 557,696 | 182.49 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 557,696 | 182.49 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------|-----------|-------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 155858 | 7x6 | | 42 | 33.06 | | 1,389 |
| PRCH | Slab Porch - Covered | 155859 | 28x11 | | 308 | 31.91 | | 9,828 |
| FPPF | Fireplace - Prefabricated | | | 1 | 1 | 6,700.26 | | 6,700 |
| ODFP | Outdoor Fireplace/Firepit | | | 1 | 1 | 4,196.11 | | 4,196 |

