



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:12:06
Page 1

Assessment Data				Primary Image															
Account 660104317 Parcel ID 000000-0-0-000637-003-0001 Cadastral ID 10-21-14-08740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346731 CANTU, CARLOS & JUMAIRA FLORES 15904 E 106TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15904 E 106TH PL N Subdivision PRESTIGE POND Lot/Block 0001 / 0003 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: 36.30861454 -95.79645325										\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-9\IMG_0025.JPG 8/9/2022									
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>R21 000274</td> <td>R23- NEW 2534 SQ FT SFR</td> <td>07/2021</td> <td>08/2022</td> <td>225,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 000274	R23- NEW 2534 SQ FT SFR	07/2021	08/2022	225,000
Number	Description	Opened	Closed	Amount															
R21 000274	R23- NEW 2534 SQ FT SFR	07/2021	08/2022	225,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	BALLARD, DAVID & MARCY	03/18/2025	545,000	YES										
					/	EXECUTIVE HOMES LLC	01/23/2023	504,500	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	2026		Land Value	145,000	145,000	11%	15,950	Assessed	59,951 5,872.80										
Year Frozen			Improvements	400,009	400,009		44,001	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	545,009	545,009		59,951	Total Taxable	59,951 5,873.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104317	CANTU, CARLOS &			3	499,363	0	54,930	5,381.00										
2024	2024-660104317	BALLARD, DAVID & MARCY			3	513,473	0	56,482	5,426.00										
2023	2023-660104317	BALLARD, DAVID & MARCY			3	223,812	0	17,036	1,596.00										
2022	2022-660104317	EXECUTIVE HOMES LLC			3	10,000	0	1,100	108.00										
2021	2021-660104317	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 10:12:07
Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.5117		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,288.00 x 4.21 = 93,857		
Factor Value			
Adjustments	1.5449		
Lot Value	145,000		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-9\IMG_0025.JPG 8/9/2022

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	2,635 / 2,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,635
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	760 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	
Adjusted R	0.8445		
Indicated Value	414,876	157.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	468,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.43	Total Misc Impr	+ 8,344
Roofing Adj	+ 5.77	Garage Cost	+ 43,252
Subfloor Adj	+ -4.53	Total RCN	= 412,380
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,371
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 400,009
Adj Base Cost	= 136.92	Lot Value	+ 145,000
Total Area	x 2,635	Indicated Value	= 545,009
Adjusted Cost	= 360,784	Value Per SqFt	206.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,009		
Lot Value	145,000		
Indicated Value	545,009	206.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	545,009	206.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154519	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	154520	18x12		216	32.20		6,955



Rogers

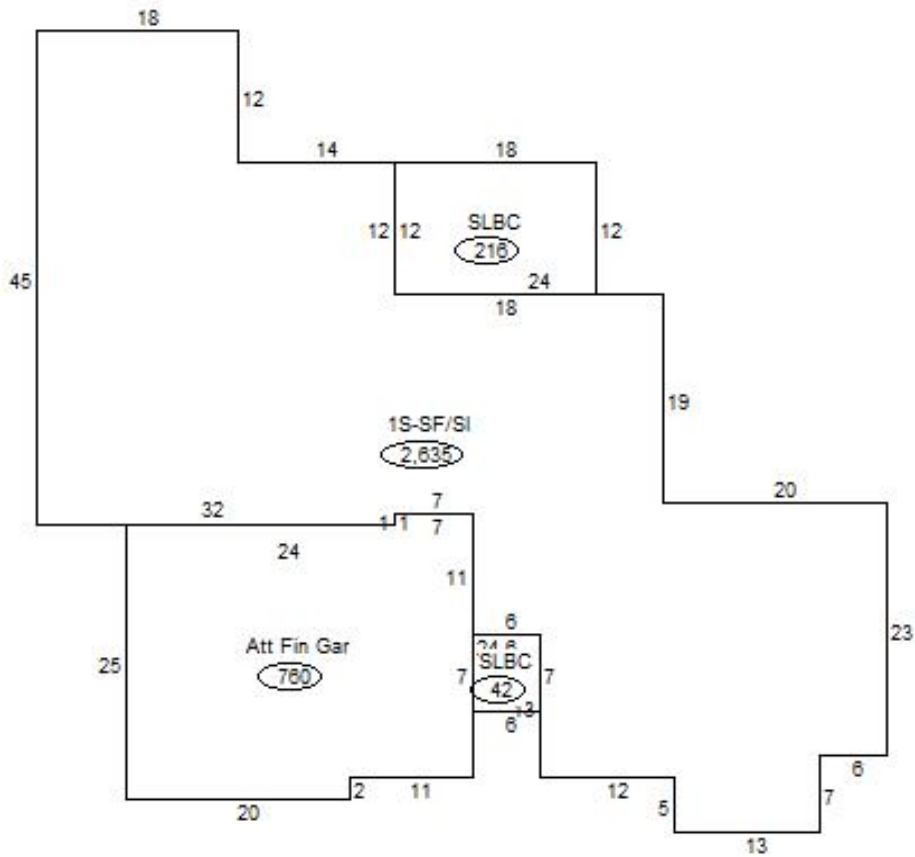
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:12:07
 Page 3

Sketch Image

660104317



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,635	1.000	2,635
2	G	5		20	Att Fin Gar	760	1.000	760
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	216	1.000	216
Total Building Area						2,635		2,635