



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 660105480 Parcel ID 000000-0001-009-0-000-00 Cadastral ID 27-21-14-07090 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341324 WOODARD, CHRIS A & JULIA A 14510 E 80TH CT N OWASSO OK 74055-0000 Parcel Location Situs 14510 E 80TH CT N Subdivision PRESLEY HOLLOW Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\T\ROB STUFF\2023-2-28\IMG_0010.JPG 2/28/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.27001720 -95.81076598 | | | | | | | | | | | | | | | | | | | |
| LOT 9 BLOCK 1 PRESLEY HOLLOW | | | | | 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 526</td> <td>R23 NEW SFR 2476 SQ FT</td> <td>09/2022</td> <td>02/2023</td> <td>136,180</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R22 526 | R23 NEW SFR 2476 SQ FT | 09/2022 | 02/2023 | 136,180 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| R22 526 | R23 NEW SFR 2476 SQ FT | 09/2022 | 02/2023 | 136,180 | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | EXECUTIVE HOMES LLC | 04/20/2023 | 428,500 | YES | | | | | | | | | | |
| | | | | | / | BLUE CHIP LAND CO LLC | 06/24/2022 | 0 | WB | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | |
| Remove Cap | 2024 | | Land Value | 121,752 | 121,752 | 11% | 13,393 | Assessed | 46,454 4,550.63 | | | | | | | | | | |
| Year Frozen | | | Improvements | 303,683 | 300,559 | | 33,061 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -98.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 425,435 | 422,311 | | 46,454 | Total Taxable | 45,454 4,453.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660105480 | WOODARD, CHRIS A & JULIA A | | | 40 | 410,011 | 1000 | 44,101 | 4,320.00 | | | | | | | | | | |
| 2024 | 2024-660105480 | WOODARD, CHRIS A & JULIA A | | | 40 | 428,880 | 1000 | 46,177 | 4,436.00 | | | | | | | | | | |
| 2023 | 2023-660105480 | WOODARD, CHRIS A & JULIA A | | | 40 | 3,394 | 0 | 373 | 35.00 | | | | | | | | | | |
| 2022 | 2022-660105480 | EXECUTIVE HOMES LLC | | | 40 | 3,394 | 0 | 373 | 37.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1087 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.1909 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 8,314.00 x 6.00 = 49,884 | | |
| Factor Value | | | |
| Adjustments | 2.4407 | | |
| Lot Value | 121,752 | | |



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| Residential Data | |
|------------------|--------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 3.5 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 95% Veneer, Masonry 5% Veneer, Stone |
| Base/Total Area | 2,008 / 2,008 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,008 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 442 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 | 303,683 | | |
| Lot Value | 121,752 | | |
| Indicated Value | 425,435 | 211.87 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 425,435 | 211.87 | Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 112.90 | Total Misc Impr | + 14,231 |
| Roofing Adj | + 5.37 | Garage Cost | + 22,763 |
| Subfloor Adj | + -3.40 | Total RCN | = 309,881 |
| Heat/Cool Adj | + 14.47 | Depreciation (2%) | - 6,198 |
| Plumbing Adj | + 6.56 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 303,683 |
| Adj Base Cost | = 135.90 | Lot Value | + 121,752 |
| Total Area | x 2,008 | Indicated Value | = 425,435 |
| Adjusted Cost | = 272,887 | Value Per SqFt | 211.87 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------|-----------|-------|------|-------|-----------|------|-------|
| PRCH | Slab Porch - Covered | 156451 | 5x5 | | 25 | 29.45 | | 736 |
| PRCH | Slab Porch - Covered | 156452 | 22x12 | | 264 | 28.59 | | 7,548 |
| FPPF | Fireplace - Prefabricated | | | 2023 | 1 | 5,947.13 | | 5,947 |



Rogers

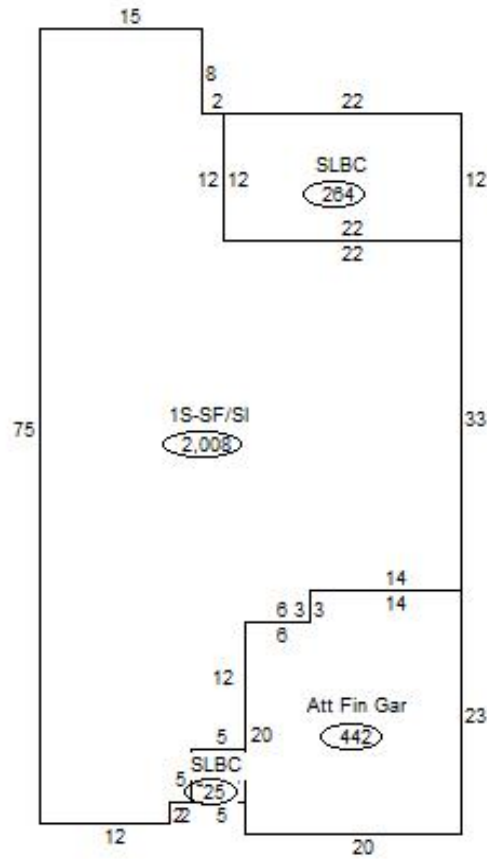
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Sketch Image

660105480



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 2,008 | 1.000 | 2,008 |
| 2 | G | 5 | | 20 | Att Fin Gar | 442 | 1.000 | 442 |
| 3 | M | PRCH | | 20 | SLBC | 25 | 1.000 | 25 |
| 4 | M | PRCH | | 20 | SLBC | 264 | 1.000 | 264 |
| Total Building Area | | | | | | 2,008 | | 2,008 |