



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:27:05
Page 1

Assessment Data					Primary Image																																																																
Account 660105481 Parcel ID 000000-0001-010-0-000-00 Cadastral ID 27-21-14-07100 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 344515 WAGNER, RICHARD DANIEL 14509 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14509 E 80TH ST N Subdivision PRESLEY HOLLOW Lot/Block 0010 / 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\2023-6-13\IMG_0001.JPG 6/13/2023</p>																																																																
Legal Description Lot/Long: 36.26972890 -95.81088324 LOT 10 BLOCK 1 PRESLEY HOLLOW																																																																					
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						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</td> <td>R23 NEW SFR</td> <td>08/2022</td> <td>06/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW SFR	08/2022	06/2023																																									
Code	Type	Active	Maximum	Exemption																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R22	R23 NEW SFR	08/2022	06/2023																																																																		
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>2025</td> <td>Land Value</td> <td>126,689</td> <td>126,689</td> <td>11%</td> <td>13,936</td> <td>Assessed</td> <td>49,103 4,810.13</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>319,700</td> <td>319,700</td> <td></td> <td>35,167</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>446,389</td> <td>446,389</td> <td></td> <td>49,103</td> <td>Total Taxable</td> <td>49,103 4,810.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value	126,689	126,689	11%	13,936	Assessed	49,103 4,810.13	Year Frozen		Improvements	319,700	319,700		35,167	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	446,389	446,389		49,103	Total Taxable	49,103 4,810.00	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>06/05/2024</td> <td>430,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BLUE CHIP LAND CO LLC</td> <td>06/24/2022</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	06/05/2024	430,000	YES	/	BLUE CHIP LAND CO LLC	06/24/2022	0	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																													
Remove Cap	2025	Land Value	126,689	126,689	11%	13,936	Assessed	49,103 4,810.13																																																													
Year Frozen		Improvements	319,700	319,700		35,167	Penalty	0																																																													
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																													
TIF Project ID	0	Total Value	446,389	446,389		49,103	Total Taxable	49,103 4,810.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	EXECUTIVE HOMES LLC	06/05/2024	430,000	YES																																																																	
/	BLUE CHIP LAND CO LLC	06/24/2022	0	WB																																																																	
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>2025-660105481</td> <td>WAGNER, RICHARD DANIEL</td> <td>40</td> <td>430,000</td> <td>0</td> <td>47,300</td> <td>4,634.00</td> </tr> <tr> <td>2024</td> <td>2024-660105481</td> <td>WAGNER, RICHARD DANIEL</td> <td>40</td> <td>308,663</td> <td>0</td> <td>392</td> <td>38.00</td> </tr> <tr> <td>2023</td> <td>2023-660105481</td> <td>EXECUTIVE HOMES LLC</td> <td>40</td> <td>3,394</td> <td>0</td> <td>373</td> <td>35.00</td> </tr> <tr> <td>2022</td> <td>2022-660105481</td> <td>EXECUTIVE HOMES LLC</td> <td>40</td> <td>3,394</td> <td>0</td> <td>373</td> <td>37.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660105481	WAGNER, RICHARD DANIEL	40	430,000	0	47,300	4,634.00	2024	2024-660105481	WAGNER, RICHARD DANIEL	40	308,663	0	392	38.00	2023	2023-660105481	EXECUTIVE HOMES LLC	40	3,394	0	373	35.00	2022	2022-660105481	EXECUTIVE HOMES LLC	40	3,394	0	373	37.00																				
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660105481	WAGNER, RICHARD DANIEL	40	430,000	0	47,300	4,634.00																																																														
2024	2024-660105481	WAGNER, RICHARD DANIEL	40	308,663	0	392	38.00																																																														
2023	2023-660105481	EXECUTIVE HOMES LLC	40	3,394	0	373	35.00																																																														
2022	2022-660105481	EXECUTIVE HOMES LLC	40	3,394	0	373	37.00																																																														



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:27:06
Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1628		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,089.00 x 6.00 = 42,534		
Factor Value			
Adjustments	2.9785		
Lot Value	126,689		



\\tsclient\T\ROB STUFF\2023-6-13\IMG_0001.JPG 6/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	462 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	319,700		
Lot Value	126,689		
Indicated Value	446,389	227.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	446,389	227.75	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.61	Total Misc Impr	+ 13,917
Roofing Adj	+ 6.09	Garage Cost	+ 28,676
Subfloor Adj	+ -4.64	Total RCN	= 326,225
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 6,525
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 319,700
Adj Base Cost	= 144.71	Lot Value	+ 126,689
Total Area	x 1,960	Indicated Value	= 446,389
Adjusted Cost	= 283,632	Value Per SqFt	227.75

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157362	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	157363	15x12		180	32.38		5,828
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



Rogers

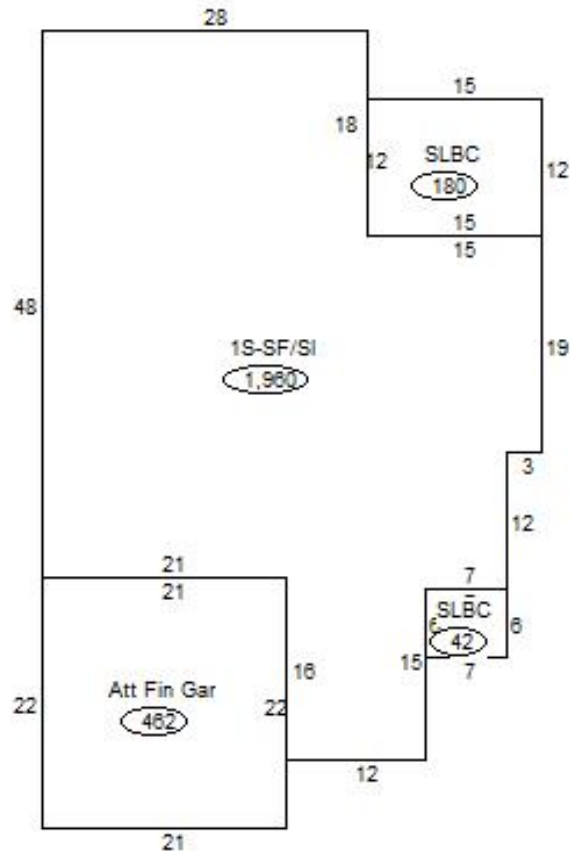
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:27:06
 Page 3

Sketch Image

660105481



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Slab	1,960	1.000	1,960
2	G	5		20	Att Fin Gar	462	1.000	462
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	180	1.000	180
Total Building Area						1,960		1,960