



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:27:22  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660105490 <b>Parcel ID</b> 000000-0001-019-0-000-00 <b>Cadastral ID</b> 27-21-14-07190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 341492 CASTNER, MATTHEW LOGAN & AUBREY PAIGE  7914 N 145TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07914 N 145TH E CT <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0019 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1087 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-6-13\IMG_0009.JPG 6/13/2023</p>															
<b>Legal Description</b> Lat/Long: 36.26892235 -95.81176313										<b>Building Permits</b>									
LOT 19 BLOCK 1 PRESLEY HOLLOW				<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>22-421</td> <td>R23 NEW SFR 2652 SQ FT</td> <td>06/2022</td> <td>06/2023</td> <td>145,860</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	22-421	R23 NEW SFR 2652 SQ FT	06/2022	06/2023	145,860
Number	Description	Opened	Closed	Amount															
22-421	R23 NEW SFR 2652 SQ FT	06/2022	06/2023	145,860															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	EXECUTIVE HOMES LLC	05/12/2023	450,500	YES										
					/	BLUE CHIP LAND CO LLC	05/31/2022	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	115,236	115,236	11%	12,676	<b>Assessed</b>	48,461										
<b>Year Frozen</b>			<b>Improvements</b>	325,318	325,318		35,785	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	440,554	440,554		48,461	<b>Total Taxable</b>	48,461										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660105490	CASTNER, MATTHEW LOGAN &			40	424,400	0	46,684	4,573.00										
2024	2024-660105490	CASTNER, MATTHEW LOGAN &			40	451,126	0	49,624	4,767.00										
2023	2023-660105490	CASTNER, MATTHEW LOGAN &			40	3,394	0	373	35.00										
2022	2022-660105490	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 10:27:22  
 Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1459		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,355.00 x 6.00 = 38,130		
Factor Value			
Adjustments	3.0222		
Lot Value	115,236		



\\tsclient\T\ROB STUFF\2023-6-13\IMG\_0009.JPG 6/13/2023

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	2,198 / 2,198
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,198
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	446 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	325,318		
Lot Value	115,236		
Indicated Value	440,554	200.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	440,554	200.43	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.72	Total Misc Impr	+ 13,543
Roofing Adj	+ 5.26	Garage Cost	+ 22,915
Subfloor Adj	+ -3.40	Total RCN	= 331,957
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 6,639
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 325,318
Adj Base Cost	= 134.44	Lot Value	+ 115,236
Total Area	x 2,198	Indicated Value	= 440,554
Adjusted Cost	= 295,499	Value Per SqFt	200.43

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157370	6x5		30	29.44		883
PRCH	Slab Porch - Covered	157371	26x9		234	28.69		6,713
FPPF	Fireplace - Prefabricated		1	2023	1	5,947.13		5,947



# Rogers

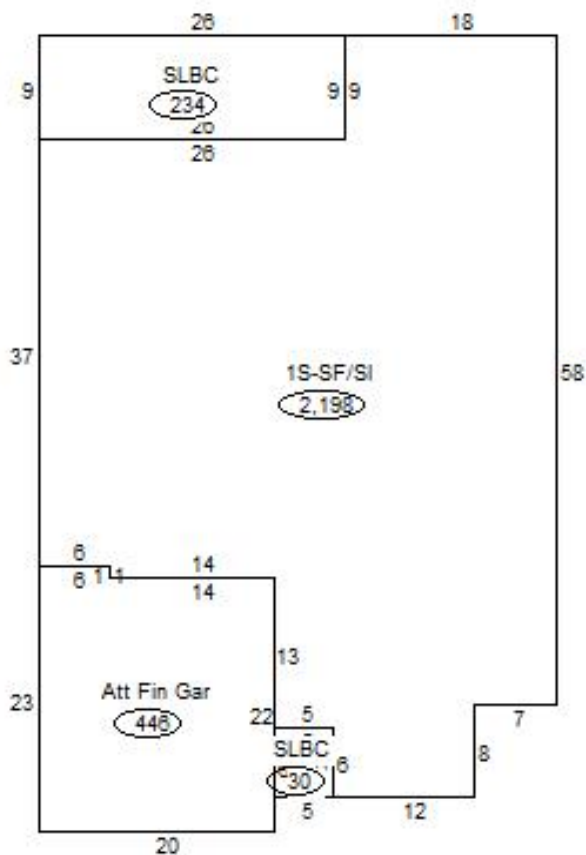
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:27:22  
 Page 3

Sketch Image

660105490



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,198	1.000	2,198
2	G	5		20	Att Fin Gar	446	1.000	446
3	M	PRCH		20	SLBC	30	1.000	30
4	M	PRCH		20	SLBC	234	1.000	234
<b>Total Building Area</b>						<b>2,198</b>		<b>2,198</b>