



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:28:18
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Assessment Data					Primary Image														
Account 660105520 Parcel ID 000000-0002-012-0-000-00 Cadastral ID 27-21-14-07490 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340857 BELL, MELISSA K REVOCABLE LIVING TRUST 14507 E 79TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14507 E 79TH ST N Subdivision PRESLEY HOLLOW Lot/Block 0012 / 0002 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_0018.JPG 2/28/2023</p>														
Legal Description Lat/Long: 36.26825757 -95.81109872																			
LOT 12 BLOCK 2 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 427</td> <td>R23 NEW SFR 2250 SQ FT</td> <td>06/2022</td> <td>02/2023</td> <td>123,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 427	R23 NEW SFR 2250 SQ FT	06/2022	02/2023	123,750
Number	Description	Opened	Closed	Amount															
R22 427	R23 NEW SFR 2250 SQ FT	06/2022	02/2023	123,750															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	02/17/2023	435,500	YES										
					/	BLUE CHIP LAND CO LLC	05/31/2022	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	132,349	132,349	11%	14,558	Assessed	47,152 4,619.01										
Year Frozen			Improvements	299,610	296,309		32,594	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	431,959	428,658		47,152	Total Taxable	46,152 4,521.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105520	BELL, MELISSA K			40	416,173	1000	44,779	4,387.00										
2024	2024-660105520	BELL, MELISSA K			40	436,779	1000	47,046	4,520.00										
2023	2023-660105520	BELL, MELISSA K			40	3,394	0	373	35.00										
2022	2022-660105520	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	0.122		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	5,316.00 x 6.00 = 31,896		
Factor Value			
Adjustments	4.1494		
Lot Value	132,349		



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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	1,813 / 1,813
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,813
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	299,610		
Lot Value	132,349		
Indicated Value	431,959	238.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	431,959	238.26	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	119.25	Total Misc Impr	+ 14,783
Roofing Adj	+ 6.19	Garage Cost	+ 27,694
Subfloor Adj	+ -4.73	Total RCN	= 305,725
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 6,115
Plumbing Adj	+ 8.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 299,610
Adj Base Cost	= 145.20	Lot Value	+ 132,349
Total Area	x 1,813	Indicated Value	= 431,959
Adjusted Cost	= 263,248	Value Per SqFt	238.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156459	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	156460	215		215	32.21		6,925
FPPF	Fireplace - Prefabricated			1 2023	1	6,700.26		6,700



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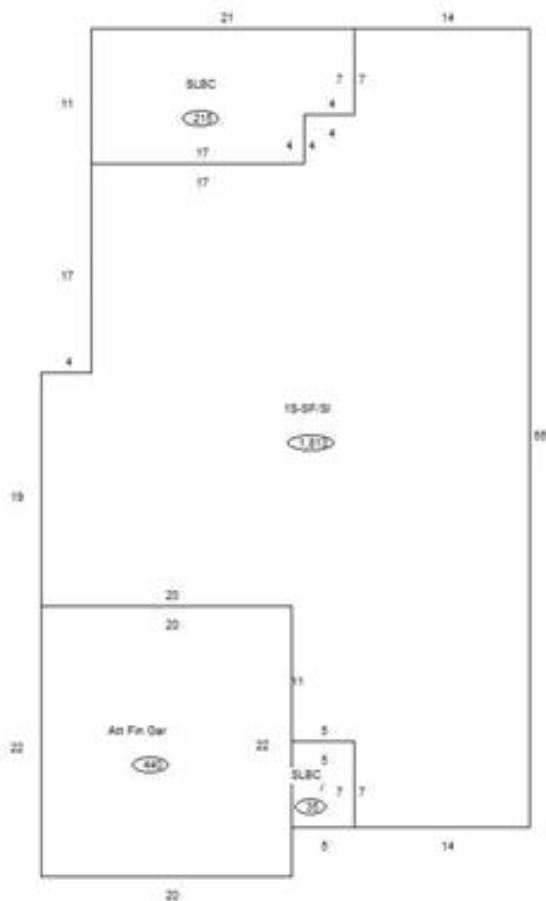
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Sketch Image

660105520



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,813	1.000	1,813
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	215	1.000	215
Total Building Area						1,813		1,813