



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660105527 <b>Parcel ID</b> 000000-0002-019-0-000-00 <b>Cadastral ID</b> 27-21-14-07560 <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> 347634 AGGEN, JIM & SANDY FAMILY TRUST  7921 N 145TH E CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07921 N 145TH E CT <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0019 / 0002 <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\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG_0045.JF 8/10/2022</p>														
<b>Legal Description</b> Lot/Long: 36.26904147 -95.81135724																			
LOT 19 BLOCK 2 PRESLEY HOLLOW					<b>Building Permits</b> <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 0411X</td> <td>R23- NEW 2141 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>139,150</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0411X	R23- NEW 2141 SQ FT SFR	08/2021	08/2022	139,150
Number	Description	Opened	Closed	Amount															
R21 0411X	R23- NEW 2141 SQ FT SFR	08/2021	08/2022	139,150															
<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>										
H	Homestead	Yes	1,000	1,000	/	AGGEN, SANDRA MARIE &	07/18/2025	0	4										
					/	EXECUTIVE HOMES LLC	06/10/2022	410,000	YES										
					/	BLUE CHIP LAND CO LLC	08/09/2021	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>										
Remove Cap	2023		Land Value	69,388	69,388	11%	7,633	Assessed	44,045	4,314.65									
Year Frozen			Improvements	339,915	331,019		36,412	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00									
TIF Project ID	0		<b>Total Value</b>	409,303	400,407		44,045	<b>Total Taxable</b>	43,045	4,217.00									
<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	2025-660105527	AGGEN, JIM & SANDY			40	388,745	1000	41,762	4,091.00										
2024	2024-660105527	AGGEN, SANDRA MARIE &			40	410,000	1000	44,100	4,237.00										
2023	2023-660105527	AGGEN, SANDRA MARIE &			40	410,000	1000	44,100	4,133.00										
2022	2022-660105527	AGGEN, SANDRA MARIE &			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	0.1501		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,537.00 x 6.00 = 39,222		
Factor Value			
Adjustments	1.7691		
Lot Value	69,388		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG\_0045.JF 8/10/2022

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	2,152 / 2,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,152
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	337,082	156.64 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	34,050	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	339,915		
Lot Value	69,388		
Indicated Value	409,303	190.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	409,303	190.20	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.52	Total Misc Impr	+ 15,136
Roofing Adj	+ 5.96	Garage Cost	+ 26,842
Subfloor Adj	+ -4.62	Total RCN	= 346,852
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 6,937
Plumbing Adj	+ 8.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 339,915
Adj Base Cost	= 141.67	Lot Value	+ 69,388
Total Area	x 2,152	Indicated Value	= 409,303
Adjusted Cost	= 304,874	Value Per SqFt	190.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154569	5x4		20	33.13		663
PRCH	Slab Porch - Covered	154570	22x11		242	32.12		7,773
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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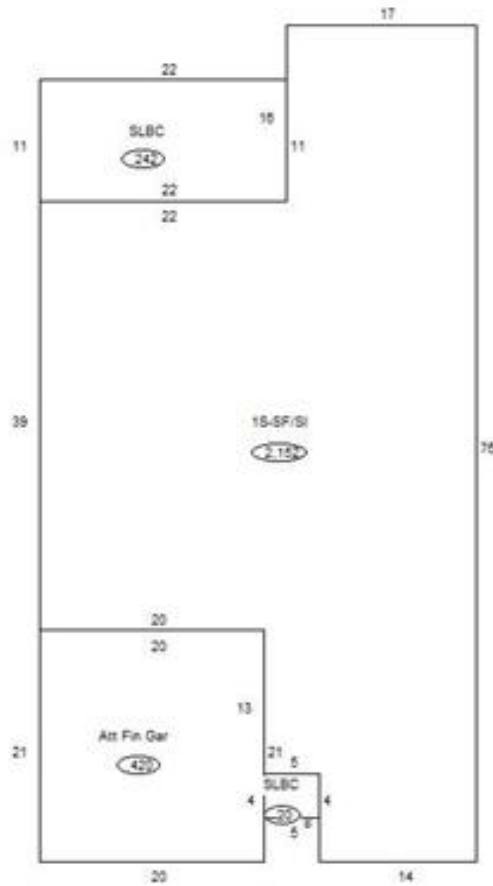
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Sketch Image

660105527



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,152	1.000	2,152
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	242	1.000	242
<b>Total Building Area</b>						<b>2,152</b>		<b>2,152</b>