



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:28:35
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Assessment Data				Primary Image						
Account	660105529									
Parcel ID	000000-0003-002-0-000-00									
Cadastral ID	27-21-14-07580									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	338275									
MILLER, MATTHEW WANE & JENNIFER DAWN										
8013 N 146TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	08013 N 146TH E AVE									
Subdivision	PRESLEY HOLLOW									
Lot/Block	0002 / 0003	Parcel Size	1 - Lots							
Sec/Twn/Rng	27 / 21 / 14 / 5									
Neighborhood	1087 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.27042673 -95.81007851				Building Permits						
LOT 2 BLOCK 3 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount		
				R21 0920X	R23- NEW 2260 SQ FT SFR	10/2021	08/2022	124,300		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	05/09/2022	326,000	YES	
					/	BLUE CHIP LAND CO LLC	12/02/2021	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	41,190	41,190	11%	4,531	Assessed	35,527	3,480.22	
Year Frozen		Improvements	301,478	281,785		30,996	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	342,668	322,975		35,527	Total Taxable	35,527	3,480.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105529	MILLER, MATTHEW WANE &			40	307,596	0	33,836	3,315.00	
2024	2024-660105529	MILLER, MATTHEW WANE &			40	326,000	0	35,860	3,445.00	
2023	2023-660105529	MILLER, MATTHEW WANE &			40	326,000	0	35,860	3,360.00	
2022	2022-660105529	MILLER, MATTHEW WANE &			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	0.1471		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,408.00 x 6.00 = 38,448		
Factor Value			
Adjustments	1.0713		
Lot Value	41,190		



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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	1,828 / 1,828
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,828
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	
Adusted R	0.8445		
Indicated Value	307,068	167.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	119.09	Total Misc Impr	+ 14,932
Roofing Adj	+ 6.18	Garage Cost	+ 27,694
Subfloor Adj	+ -4.72	Total RCN	= 307,631
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 6,153
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,478
Adj Base Cost	= 144.97	Lot Value	+ 41,190
Total Area	x 1,828	Indicated Value	= 342,668
Adjusted Cost	= 265,005	Value Per SqFt	187.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,478		
Lot Value	41,190		
Indicated Value	342,668	187.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,668	187.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154596	184		184	32.35		5,952
PATO	Slab Porch - Open	154597	78		78	14.39		1,122
PRCH	Slab Porch - Covered	154598	7x5		35	33.08		1,158
FPPF	Fireplace - Prefabricated		1		1	6,700.26		6,700



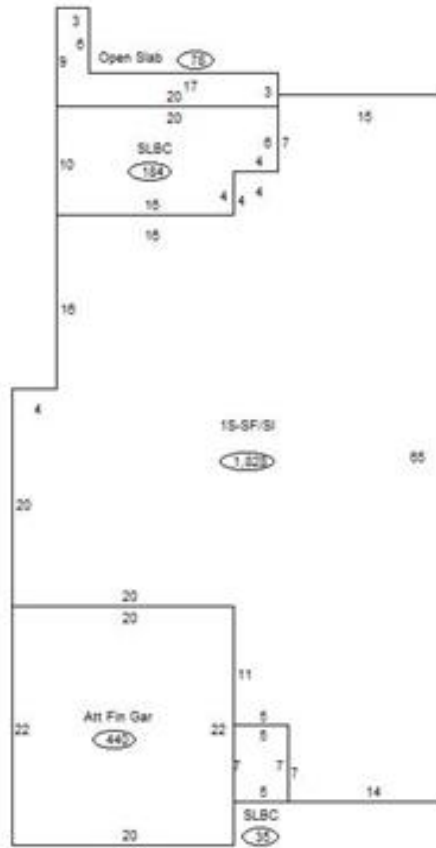
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Sketch Image

660105529



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,828	1.000	1,828
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PATO		13	Open Slab	78	1.000	78
5	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						1,828		1,828