



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
Account 660105553 Parcel ID 000000-0005-003-0-000-00 Cadastral ID 27-21-14-07820 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341488 DOUGHTY, DONTAE DAVON & CYDNEY DESEREE GOBOURNE DOUGHTY 7908 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07908 N 147TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0003 / 0005 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\2023-6-14\IMG_0032.JPG 6/14/2023</p>															
Legal Description Lat/Long: 36.26803973 -95.80973636										Building Permits									
LOT 3 BLOCK 5 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>R22 1103</td> <td>R23 NEW SFR 2541 SQ FT</td> <td>12/2022</td> <td>06/2023</td> <td>239,175</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 1103	R23 NEW SFR 2541 SQ FT	12/2022	06/2023	239,175
Number	Description	Opened	Closed	Amount															
R22 1103	R23 NEW SFR 2541 SQ FT	12/2022	06/2023	239,175															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	05/12/2023	485,000	YES										
					/	BLUE CHIP LAND CO LLC	12/02/2022	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	76,938	76,938	11%	Assessed	52,416	5,134.67										
Year Frozen			Improvements	399,570	399,570		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	476,508	476,508		Total Taxable	52,416	5,135.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105553	DOUGHTY, DONTAE DAVON &			40	456,697	0	50,236	4,921.00										
2024	2024-660105553	DOUGHTY, DONTAE DAVON &			40	484,998	0	53,349	5,125.00										
2023	2023-660105553	DOUGHTY, DONTAE DAVON &			40	3,394	0	373	35.00										
2022	2022-660105553	BLUE CHIP LAND CO 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	0.2062		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,981.00 x 6.00 = 53,886		
Factor Value			
Adjustments	1.4278		
Lot Value	76,938		



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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	2,549 / 2,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,549
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	639 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	399,570		
Lot Value	76,938		
Indicated Value	476,508	186.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	476,508	186.94	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.09	Total Misc Impr	+ 17,811
Roofing Adj	+ 5.79	Garage Cost	+ 37,004
Subfloor Adj	+ -4.58	Total RCN	= 407,724
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,154
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 399,570
Adj Base Cost	= 138.45	Lot Value	+ 76,938
Total Area	x 2,549	Indicated Value	= 476,508
Adjusted Cost	= 352,909	Value Per SqFt	186.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157406	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	157407	312		312	31.90		9,953
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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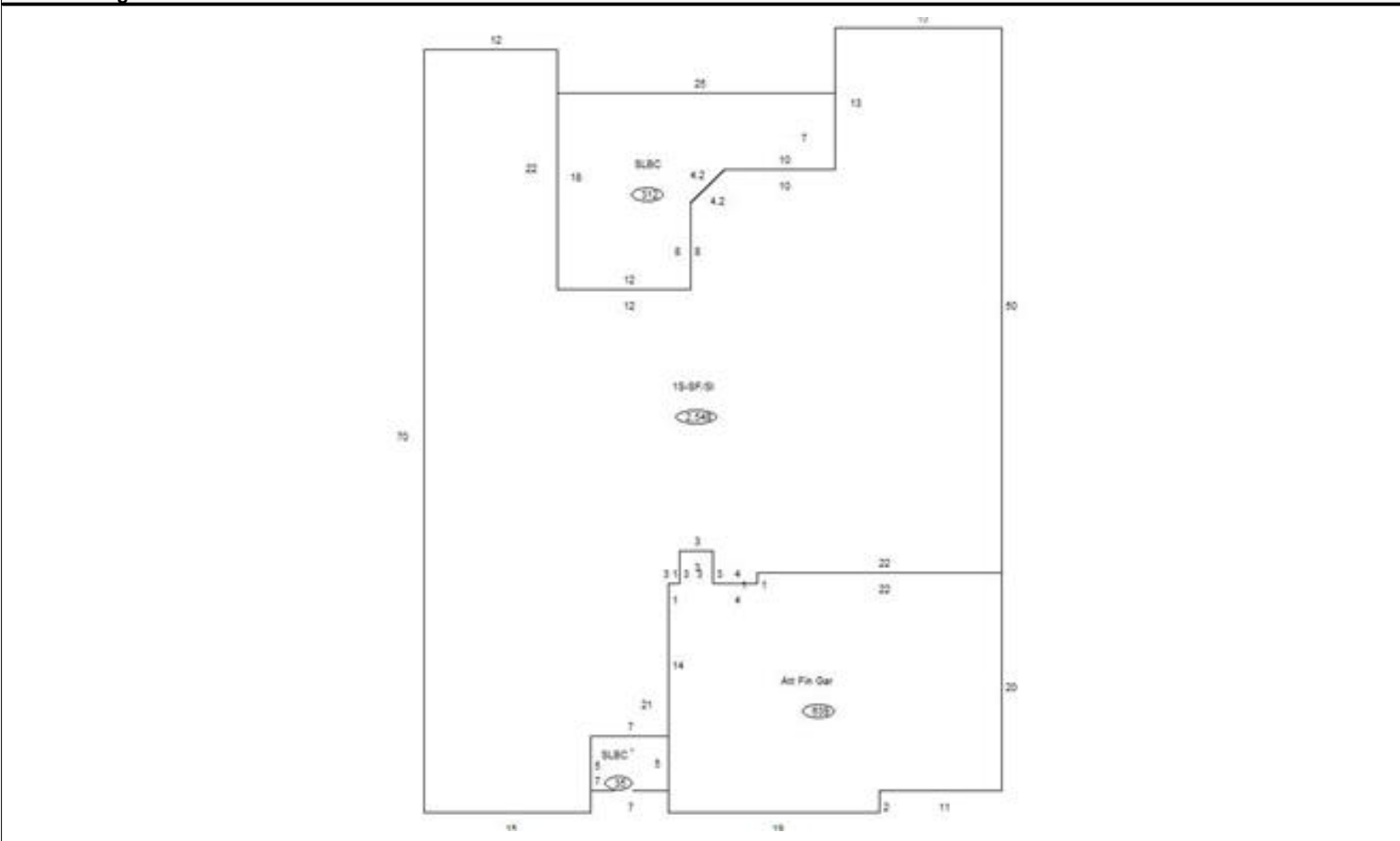
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Sketch Image

660105553



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,549	1.000	2,549
2	G	5		10	Att Fin Gar	639	1.000	639
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	312	1.000	312
Total Building Area						2,549		2,549