



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:29:25  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660105557 <b>Parcel ID</b> 000000-0005-007-0-000-00 <b>Cadastral ID</b> 27-21-14-07860 <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> 340123 MEANS, ROBERT B & THUY T LIVING TRUST  7804 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07804 N 147TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0007 / 0005 <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\2022-11-18\IMG_0005.JPG 11/22/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26723844 -95.80968147																			
LOT 7 BLOCK 5 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>R22</td> <td>R23 NEW SFR</td> <td>08/2022</td> <td>11/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW SFR	08/2022	11/2022	
Number	Description	Opened	Closed	Amount															
R22	R23 NEW SFR	08/2022	11/2022																
<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	/	EXECUTIVE HOMES LLC	11/04/2022	485,500	YES										
					/	BLUE CHIP LAND CO LLC	02/25/2022	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>										
Remove Cap	2023		Land Value	63,983	63,983	11%	7,038	Assessed	55,201 5,407.49										
Year Frozen			Improvements	441,124	437,842		48,163	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -97.00										
TIF Project ID	0		<b>Total Value</b>	505,107	501,825		55,201	<b>Total Taxable</b>	54,201 5,310.00										
<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	2025-660105557	MEANS, ROBERT B & THUY T			40	487,209	1000	52,593	5,152.00										
2024	2024-660105557	MEANS, ROBERT B & THUY T			40	485,500	1000	52,405	5,035.00										
2023	2023-660105557	MEANS, BOB & THUY			40	485,500	1000	52,405	4,911.00										
2022	2022-660105557	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 10:29:26  
 Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2148		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,356.00 x 6.00 = 56,136		
Factor Value			
Adjustments	1.1398		
Lot Value	63,983		



\\tsclient\T\ROB STUFF\2022-11-18\IMG\_0005.JPG 11/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,208 / 3,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	871 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	474,363	151.07 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	565,510	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	441,124		
Lot Value	63,983		
Indicated Value	505,107	160.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	505,107	160.86	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.64	Total Misc Impr	+ 8,490
Roofing Adj	+ 4.17	Garage Cost	+ 49,569
Subfloor Adj	+ -3.25	Total RCN	= 454,767
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 13,643
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 441,124
Adj Base Cost	= 126.34	Lot Value	+ 63,983
Total Area	x 3,140	Indicated Value	= 505,107
Adjusted Cost	= 396,708	Value Per SqFt	160.86

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155885	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	155886	228		228	32.16		7,332



# Rogers

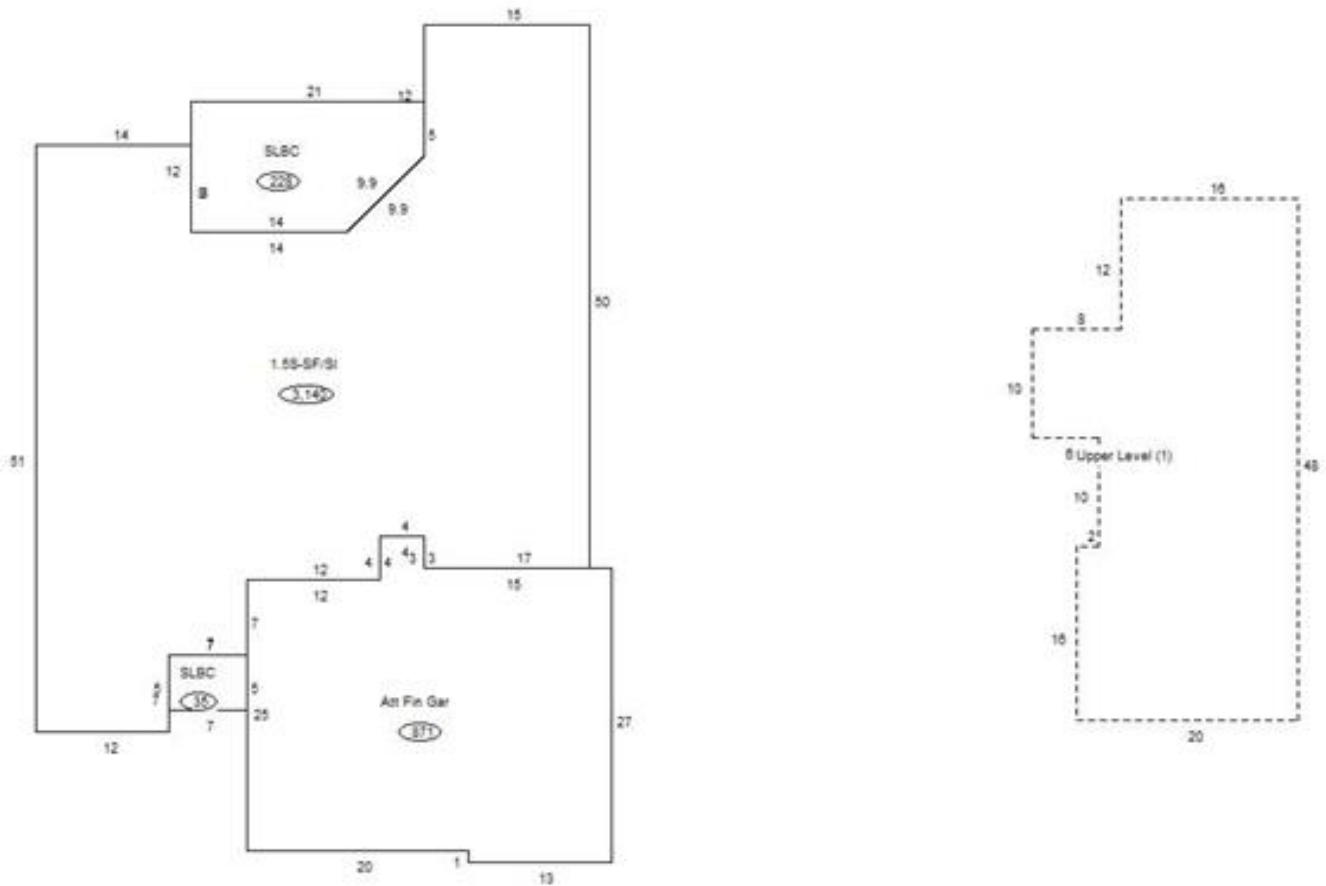
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:29:26  
 Page 3

### Sketch Image

660105557



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,208	1.422	3,140
2	G	5		13	Att Fin Gar	871	1.000	871
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	228	1.000	228
5	U	^UL		13	Upper Level (1)	932	1.000	932
<b>Total Building Area</b>						<b>2,208</b>		<b>3,140</b>