



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:30:02  
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Assessment Data					Primary Image				
Account	660105575								
Parcel ID	000000-0007-001-0-000-00								
Cadastral ID	27-21-14-08040								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	345824								
FLOWERS FAMILY TRUST									
14703 E 80TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	14703 E 80TH PL N								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0001 / 0007	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: 36.27102872 -95.80900901									
Building Permits									
LOT 1 BLOCK 7 PRESLEY HOLLOW									
Number	Description	Opened	Closed	Amount					
R24 412	NEW POOL	05/2024	12/2024	60,000					
R23 0117	R24 NEW SFR 2835 SQ FT	02/2023	11/2023	261,225					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ALEXANDER, JACQUELYN MAREE &	11/19/2024	0	4					
/	EXECUTIVE HOMES LLC	12/27/2023	540,000	YES					
/	BLUE CHIP LAND CO LLC	01/31/2023	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	96,794	96,794	11%	10,647	Assessed	61,182 5,993.39	
Year Frozen		Improvements	463,379	459,406		50,535	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	560,173	556,200		61,182	Total Taxable	60,182 5,895.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105575	FLOWERS FAMILY TRUST	40	540,000	1000	58,400	5,721.00		
2024	2024-660105575	ALEXANDER, JACQUELYN MAREE &	40	540,019	0	59,403	5,707.00		
2023	2023-660105575	EXECUTIVE HOMES LLC	40	3,394	0	373	35.00		
2022	2022-660105575	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	0.3319		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	14,456.00 x 5.17 = 74,705		
Factor Value			
Adjustments	1.2957		
Lot Value	96,794		



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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	2,853 / 2,853
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,853
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	750 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	437,729		
Lot Value	96,794		
Indicated Value	534,523	187.35	Per SqFt
Agland Value			
Site Improvements	25,650		
Total Value	560,173	196.35	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.32	Total Misc Impr	+ 20,650
Roofing Adj	+ 5.69	Garage Cost	+ 42,683
Subfloor Adj	+ -4.37	Total RCN	= 446,662
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,933
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 437,729
Adj Base Cost	= 134.36	Lot Value	+ 96,794
Total Area	x 2,853	Indicated Value	= 534,523
Adjusted Cost	= 383,329	Value Per SqFt	187.35

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158982	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	158983	397		397	31.64		12,561
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700



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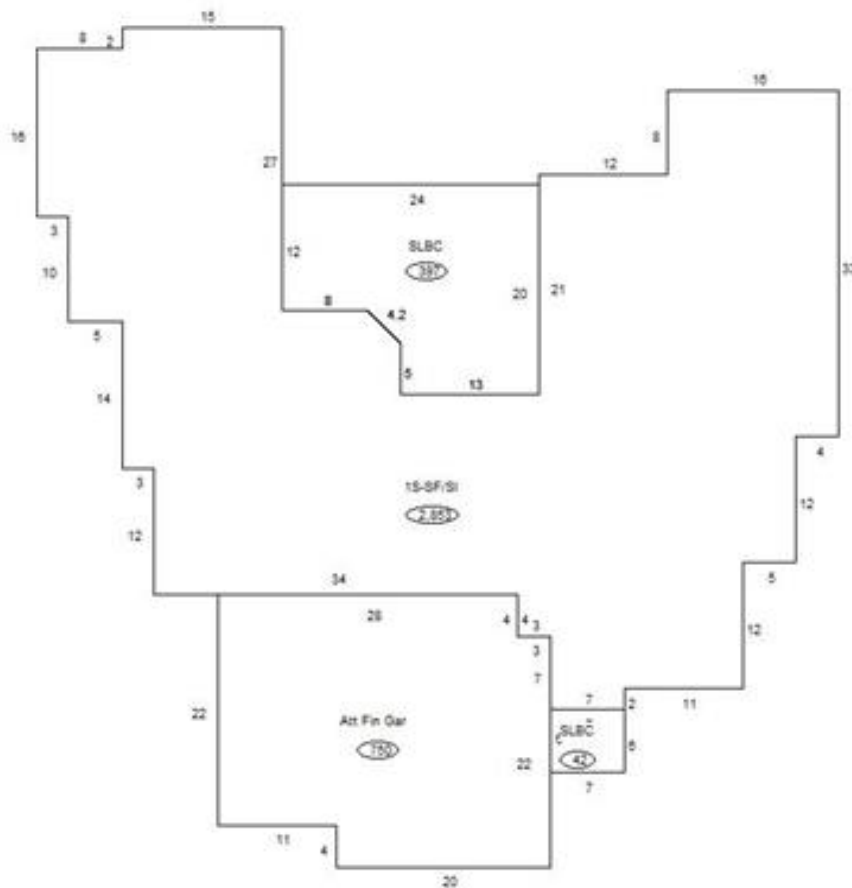
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,853	1.000	2,853
2	G	5		13	Att Fin Gar	750	1.000	750
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	397	1.000	397
<b>Total Building Area</b>						<b>2,853</b>		<b>2,853</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SF	Fiberglass Inground Pool	0x0x0			1
	Qual	6	Cond 6	Year 2024	Eff Age 1	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27,000.00 x 1)		27,000		27,000	1,350	25,650