



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:30:26  
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Assessment Data				Primary Image															
<b>Account</b>	660105588																		
<b>Parcel ID</b>	000000-0008-006-0-000-00																		
<b>Cadastral ID</b>	27-21-14-08170																		
<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>	340958																		
BAILEY, DEE A-TRUSTEE																			
LARRY L & DEE A BAILEY																			
REVOCABLE TRUST																			
7909 N 147TH E AVE																			
OWASSO OK 74055-0000																			
<b>Parcel Location</b>				<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG_0029.JF 8/12/2022</p>															
<b>Situs</b>	07909 N 147TH E AVE																		
<b>Subdivision</b>	PRESLEY HOLLOW																		
<b>Lot/Block</b>	0006 / 0008	<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																		
<b>Legal Description</b>				<b>Building Permits</b>															
Lot/Long: 36.26836386 -95.80924661				<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 0519X R23-</td> <td>NEW 2591 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>180,345</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 0519X R23-	NEW 2591 SQ FT SFR	08/2021	08/2022	180,345
Number	Description	Opened	Closed	Amount															
R21 0519X R23-	NEW 2591 SQ FT SFR	08/2021	08/2022	180,345															
LOT 6 BLOCK 8 PRESLEY HOLLOW																			
<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>										
					/	EXECUTIVE HOMES LLC	03/03/2023	502,500	YES										
					/	BLUE CHIP LAND CO LLC	09/21/2021	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	89,899	89,899	11%	<b>Assessed</b>	55,088	5,396.42										
<b>Year Frozen</b>			<b>Improvements</b>	411,430	410,904		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	501,329	500,803		<b>Total Taxable</b>	55,088	5,396.00										
<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	2025-660105588	BAILEY, DEE A-TRUSTEE			40	476,956	0	52,465	5,139.00										
2024	2024-660105588	BAILEY, DEE A-TRUSTEE			40	502,816	0	55,310	5,314.00										
2023	2023-660105588	BAILEY, DEE A & LARRY L			40	88,495	0	392	37.00										
2022	2022-660105588	EXECUTIVE HOMES 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	0.2034		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,859.00 x 6.00 = 53,154		
Factor Value			
Adjustments	1.6913		
Lot Value	89,899		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG\_0029.JF 8/12/2022

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	2,658 / 2,658
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,658
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	688 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	410,699	154.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	545,200 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.18	Total Misc Impr	+ 17,235
Roofing Adj	+ 5.77	Garage Cost	+ 39,429
Subfloor Adj	+ -4.51	Total RCN	= 419,827
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,397
Plumbing Adj	+ 6.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,430
Adj Base Cost	= 136.63	Lot Value	+ 89,899
Total Area	x 2,658	Indicated Value	= 501,329
Adjusted Cost	= 363,163	Value Per SqFt	188.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	411,430		
Lot Value	89,899		
Indicated Value	501,329	188.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	501,329	188.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154658	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	154659	286		286	31.98		9,146
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700

