



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:30:39
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Assessment Data					Primary Image				
Account	660105595								
Parcel ID	000000-0008-013-0-000-00								
Cadastral ID	27-21-14-08240								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	341156								
ISAZA, CATALINA LEAL & ANDRES BENITEZ									
14803 E 79TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14803 E 79TH ST N								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0013 / 0008	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: 36.26786462 -95.80828723									
Building Permits									
LOT 13 BLOCK 8 PRESLEY HOLLOW									
Number	Description	Opened	Closed	Amount					
R22	R23 NEW SFR	08/2022	06/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	03/29/2023	597,500	YES					
/	BLUE CHIP LAND CO LLC	07/12/2022	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	119,999	119,999	11%	13,200	Assessed	64,704 6,338.40	
Year Frozen		Improvements	474,095	468,219		51,504	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	594,094	588,218		64,704	Total Taxable	63,704 6,240.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105595	ISAZA, CATALINA LEAL &	40	571,086	1000	61,820	6,056.00		
2024	2024-660105595	ISAZA, CATALINA LEAL &	40	599,021	1000	64,892	6,234.00		
2023	2023-660105595	ISAZA, CATALINA LEAL &	40	3,394	0	373	35.00		
2022	2022-660105595	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	0.1943		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,463.00 x 6.00 = 50,778		
Factor Value			
Adjustments	2.3632		
Lot Value	119,999		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,348 / 3,144
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,348
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	731 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	474,095		
Lot Value	119,999		
Indicated Value	594,094	188.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	594,094	188.96	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.80	Total Misc Impr	+ 20,136
Roofing Adj	+ 4.68	Garage Cost	+ 44,350
Subfloor Adj	+ -3.45	Total RCN	= 483,770
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 9,675
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 474,095
Adj Base Cost	= 133.36	Lot Value	+ 119,999
Total Area	x 3,144	Indicated Value	= 594,094
Adjusted Cost	= 419,284	Value Per SqFt	188.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157432	8x6		48	36.51		1,752
PRCH	Slab Porch - Covered	157433	320		320	35.13		11,242
FPPF	Fireplace - Prefabricated			2023	1	7,141.75		7,142



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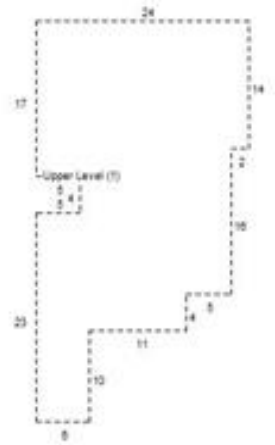
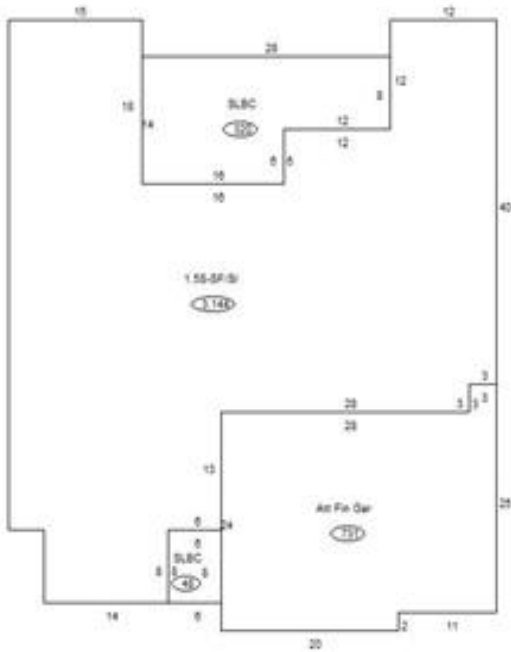
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Sketch Image

660105595



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	2,348	1.339	3,144
2	U	^UL		13	Upper Level (1)	796	1.000	796
3	G	5		13	Att Fin Gar	731	1.000	731
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						2,348		3,144