



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:30:46  
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Assessment Data				Primary Image						
Account	660105599									
Parcel ID	000000-0008-017-0-000-00									
Cadastral ID	27-21-14-08280									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	338125									
PETERSON, RYLEE E										
14903 E 79TH ST N OWASSO OK 74055-0000										
Parcel Location										
Situs	14903 E 79TH ST N									
Subdivision	PRESLEY HOLLOW									
Lot/Block	0017 / 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: 36.26824359 -95.80747745				Building Permits						
LOT 17 BLOCK 8 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount		
				R21 0732X	R23- NEW 1998 SQ FT SFR	08/2021	08/2022	147,950		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	04/26/2022	440,000	YES	
					/	BLUE CHIP LAND CO LLC	08/29/2021	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	119,867	119,867	11%	13,185	Assessed	48,197	4,721.38	
Year Frozen		Improvements	318,287	318,287		35,012	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	438,154	438,154		48,197	Total Taxable	48,197	4,721.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105599	PETERSON, RYLEE E		40	419,027	0	46,093	4,515.00		
2024	2024-660105599	PETERSON, RYLEE E		40	440,000	0	48,400	4,650.00		
2023	2023-660105599	PETERSON, RYLEE E		40	440,000	0	48,400	4,536.00		
2022	2022-660105599	PETERSON, RYLEE E		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	0.2385		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,391.00 x 5.90 = 61,290		
Factor Value			
Adjustments	1.9557		
Lot Value	119,867		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,059 / 2,059
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,059
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	728 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	330,217	160.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	448,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.30	Total Misc Impr	+	12,617			
Roofing Adj	+ 5.35	Garage Cost	+	33,954			
Subfloor Adj	+ -3.40	Total RCN	=	324,783			
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	-	6,496			
Plumbing Adj	+ 6.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	318,287			
Adj Base Cost	= 135.12	Lot Value	+	119,867			
Total Area	x 2,059	Indicated Value	=	438,154			
Adjusted Cost	= 278,212	Value Per SqFt		212.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,287		
Lot Value	119,867		
Indicated Value	438,154	212.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	438,154	212.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154675	201		201	28.79		5,787
PRCH	Slab Porch - Covered	154676	6x5		30	29.44		883
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947



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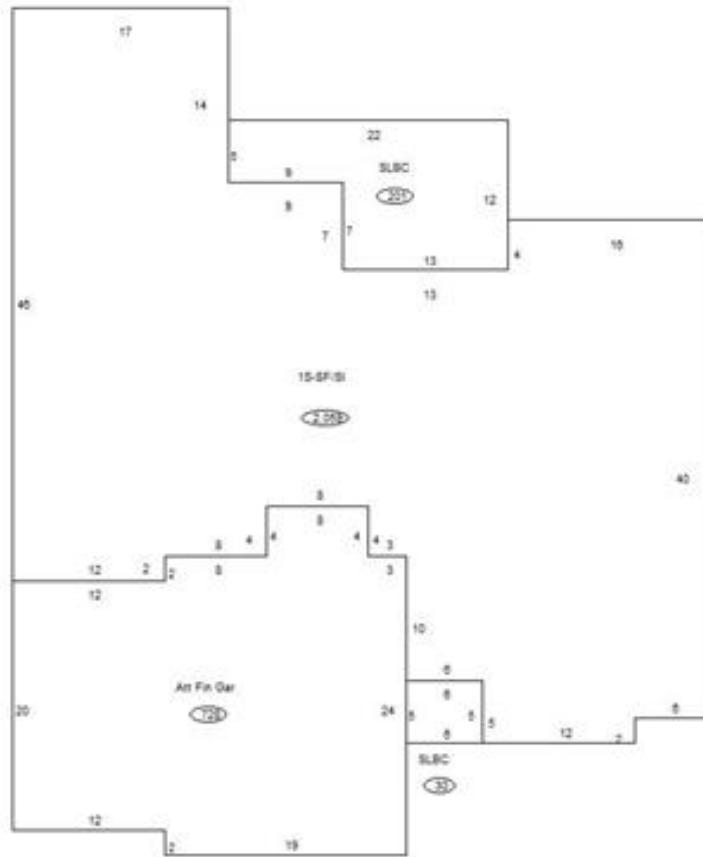
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Sketch Image

660105599



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,059	1.000	2,059
2	G	5		10	Att Fin Gar	728	1.000	728
3	M	PRCH		10	SLBC	201	1.000	201
4	M	PRCH		10	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>2,059</b>		<b>2,059</b>