



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:30:50  
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Assessment Data					Primary Image														
Account	660105601																		
Parcel ID	000000-0008-019-0-000-00																		
Cadastral ID	27-21-14-08300																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	4																
Tax Area	40 - OWASSO CITY																		
Name ID	345670																		
FALZONE, RAMONA K																			
7908 N 149TH E AVE OWASSO OK 74055-0000																			
Parcel Location																			
Situs	07908 N 149TH E AVE																		
Subdivision	PRESLEY HOLLOW																		
Lot/Block	0019 / 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: 36.26863355 -95.80793717				<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>R24 332X</td> <td>NEW SFR 2636 SQ FT</td> <td>05/2024</td> <td>12/2024</td> <td>249,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 332X	NEW SFR 2636 SQ FT	05/2024	12/2024	249,000
Number	Description	Opened	Closed	Amount															
R24 332X	NEW SFR 2636 SQ FT	05/2024	12/2024	249,000															
LOT 19 BLOCK 8 PRESLEY HOLLOW																			
<b>Exemptions</b>																			
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>														
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	10/28/2024	540,000	YES										
					/	BLUE CHIP LAND CO LLC	03/12/2024	0	WB										
<b>Parcel Valuation</b>																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax											
Remove Cap	2025	Land Value	131,961	131,961	11%	14,516	Assessed	61,182	5,993.39										
Year Frozen	2026	Improvements	429,466	424,239		46,666	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	561,427	556,200		61,182	Total Taxable	60,182	5,895.00										
<b>Assessment History</b>																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660105601	FALZONE, RAMONA K	40	540,000	1000	58,400	5,721.00												
2024	2024-660105601	EXECUTIVE HOMES LLC	40	3,394	0	373	36.00												
2023	2023-660105601	BLUE CHIP LAND CO LLC	40	3,394	0	373	35.00												
2022	2022-660105601	BLUE CHIP LAND CO LLC	40	3,394	0	373	37.00												



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Lot Data		Lot - PRESLEY HOLLOW		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.2117				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Lot				
Base Lot Value	1.00 x 70,000.00 = 70,000				
Factor Value					
Adjustments	1.8852				
Lot Value	131,961				

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,780 / 2,780
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,780
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	676 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	108.48	Total Misc Impr	+ 18,802
Roofing Adj	+ 5.65	Garage Cost	+ 41,398
Subfloor Adj	+ -4.13	Total RCN	= 433,804
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	- 4,338
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 429,466
Adj Base Cost	= 134.39	Lot Value	+ 131,961
Total Area	x 2,780	Indicated Value	= 561,427
Adjusted Cost	= 373,604	Value Per SqFt	201.95

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	429,466	
Lot Value	131,961	
Indicated Value	561,427	201.95 Per SqFt
Agland Value		
Site Improvements		
Total Value	561,427	201.95 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161818	9x5		45	36.52		1,643
PRCH	Porch	161819	284		284	35.27		10,017
FPPF	Fireplace - Prefabricated		1	2024	1	7,141.75		7,142



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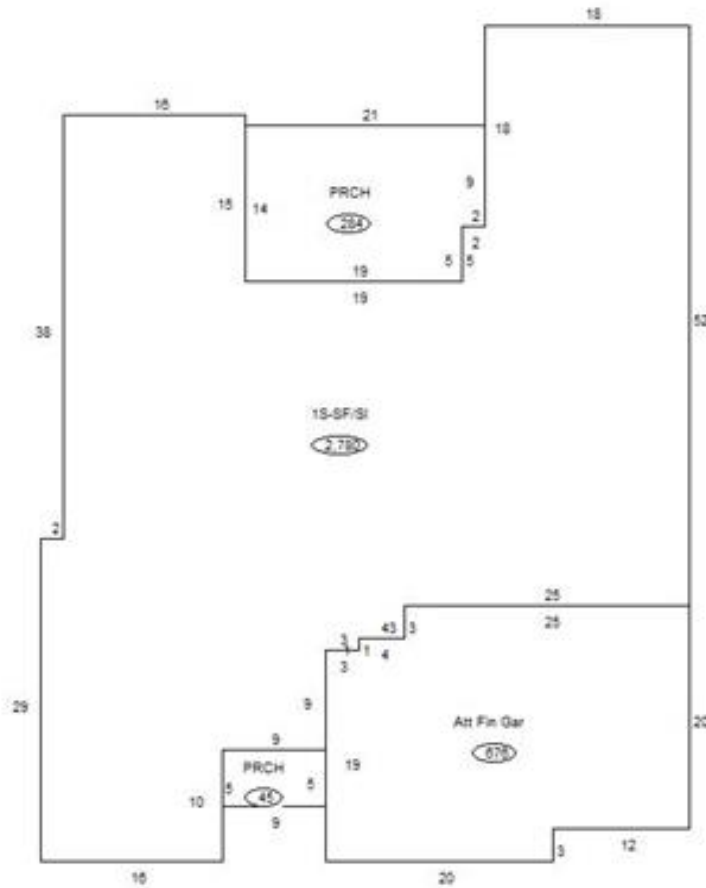
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### Sketch Image

660105601



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,780	1.000	2,780
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	PRCH		13	PRCH	45	1.000	45
4	M	PRCH		13	PRCH	284	1.000	284
<b>Total Building Area</b>						<b>2,780</b>		<b>2,780</b>