



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:30:52
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------------|---------------------------------|----------|-------------|--|---------------|---------------|------------------|-------------|----------|------------------|--------------|-------------|-------------|---|---------------|------------|--------|----------------|---------------------------------|-------------|-----------------|-------------|--------|--------------|------------------|----------------|---------------------------------|--------|-----------|-------------------------|----------------|----------|-------------|----------------|---------------------------------|----|---------|-----------|------------------|----------------|------|----------------|--------------------------|---------|-------|--------|---------------|--------|---|--|--|--|--|-------|---------|------|-------|------|---|---------------------------------|------------|---------|-----|---|---------------------|------------|---------|-----|---|-----------------------|------------|---|----|
| Account 660105602 Parcel ID 000000-0008-020-0-000-00 Cadastral ID 27-21-14-08310 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 349523 CHANDLER, DANIEL THOMAS & SHAWNA MARIE SHARRAR 7910 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07910 N 149TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0020 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p style="text-align: right; color: orange;">08/12/2022</p> <p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG_0041.JF 8/12/2022</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.26879584 -95.80806162 LOT 20 BLOCK 8 PRESLEY HOLLOW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>50,977</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | HV | Veteran | Yes | 999,999 | 50,977 | Building Permits <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 417</td> <td>NEW SUNROOM 7X26</td> <td>05/2024</td> <td>06/2024</td> <td>21,500</td> </tr> <tr> <td>R21 0807X</td> <td>R23- NEW 2577 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>181,555</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R24 417 | NEW SUNROOM 7X26 | 05/2024 | 06/2024 | 21,500 | R21 0807X | R23- NEW 2577 SQ FT SFR | 08/2021 | 08/2022 | 181,555 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HV | Veteran | Yes | 999,999 | 50,977 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R24 417 | NEW SUNROOM 7X26 | 05/2024 | 06/2024 | 21,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R21 0807X | R23- NEW 2577 SQ FT SFR | 08/2021 | 08/2022 | 181,555 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2027</td> <td>Land Value</td> <td>55,014</td> <td>55,014</td> <td>11%</td> <td>6,052</td> <td>Assessed</td> <td>50,977 4,993.71</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>418,980</td> <td>408,409</td> <td></td> <td>44,925</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>50,977 -4,994.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>473,994</td> <td>463,423</td> <td></td> <td>50,977</td> <td>Total Taxable</td> <td>0 0.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2027 | Land Value | 55,014 | 55,014 | 11% | 6,052 | Assessed | 50,977 4,993.71 | Year Frozen | | Improvements | 418,980 | 408,409 | | 44,925 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 50,977 -4,994.00 | TIF Project ID | 0 | Total Value | 473,994 | 463,423 | | 50,977 | Total Taxable | 0 0.00 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>STUFFLEBEAM, MATTHEW J & JAMI L</td> <td>02/27/2026</td> <td>550,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>04/05/2022</td> <td>422,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BLUE CHIP LAND CO LLC</td> <td>09/27/2021</td> <td>0</td> <td>WB</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | STUFFLEBEAM, MATTHEW J & JAMI L | 02/27/2026 | 550,000 | YES | / | EXECUTIVE HOMES LLC | 04/05/2022 | 422,000 | YES | / | BLUE CHIP LAND CO LLC | 09/27/2021 | 0 | WB |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2027 | Land Value | 55,014 | 55,014 | 11% | 6,052 | Assessed | 50,977 4,993.71 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 418,980 | 408,409 | | 44,925 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 50,977 -4,994.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 473,994 | 463,423 | | 50,977 | Total Taxable | 0 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | STUFFLEBEAM, MATTHEW J & JAMI L | 02/27/2026 | 550,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | EXECUTIVE HOMES LLC | 04/05/2022 | 422,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | BLUE CHIP LAND CO LLC | 09/27/2021 | 0 | WB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660105602</td> <td>STUFFLEBEAM, MATTHEW J & JAMI L</td> <td>40</td> <td>449,926</td> <td>1000</td> <td>48,492</td> <td>4,750.00</td> </tr> <tr> <td>2024</td> <td>2024-660105602</td> <td>STUFFLEBEAM, MATTHEW J & JAMI L</td> <td>40</td> <td>448,505</td> <td>1000</td> <td>46,812</td> <td>4,497.00</td> </tr> <tr> <td>2023</td> <td>2023-660105602</td> <td>STUFFLEBEAM, MATTHEW J & JAMI L</td> <td>40</td> <td>422,000</td> <td>1000</td> <td>45,420</td> <td>4,256.00</td> </tr> <tr> <td>2022</td> <td>2022-660105602</td> <td>STUFFLEBEAM, JAMI LYNN &</td> <td>40</td> <td>3,394</td> <td>0</td> <td>373</td> <td>37.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 449,926 | 1000 | 48,492 | 4,750.00 | 2024 | 2024-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 448,505 | 1000 | 46,812 | 4,497.00 | 2023 | 2023-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 422,000 | 1000 | 45,420 | 4,256.00 | 2022 | 2022-660105602 | STUFFLEBEAM, JAMI LYNN & | 40 | 3,394 | 0 | 373 | 37.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 449,926 | 1000 | 48,492 | 4,750.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 448,505 | 1000 | 46,812 | 4,497.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660105602 | STUFFLEBEAM, MATTHEW J & JAMI L | 40 | 422,000 | 1000 | 45,420 | 4,256.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660105602 | STUFFLEBEAM, JAMI LYNN & | 40 | 3,394 | 0 | 373 | 37.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:30:53
 Page 2

| Lot Data | | Square-Foot - NBHD 1087 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.2105 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 9,169.00 x 6.00 = 55,014 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 55,014 | | |



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG_0041.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 | 2,629 / 2,629 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,629 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 809 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 | 418,666 | 159.25 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 525,680 Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 112.50 | Total Misc Impr | + 21,344 |
| Roofing Adj | + 5.77 | Garage Cost | + 46,040 |
| Subfloor Adj | + -4.54 | Total RCN | = 427,531 |
| Heat/Cool Adj | + 16.31 | Depreciation (2%) | - 8,551 |
| Plumbing Adj | + 6.95 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 418,980 |
| Adj Base Cost | = 136.99 | Lot Value | + 55,014 |
| Total Area | x 2,629 | Indicated Value | = 473,994 |
| Adjusted Cost | = 360,147 | Value Per SqFt | 180.29 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 418,980 | | |
| Lot Value | 55,014 | | |
| Indicated Value | 473,994 | 180.29 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 473,994 | 180.29 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------|-----------|------|--------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPPF | Fireplace - Prefabricated | 0 | | 1 2023 | 1 | 6,700.26 | | 6,700 |
| PRCH | Slab Porch - Covered | 154679 | 7x4 | | 28 | 33.10 | | 927 |
| PRCH | Slab Porch - Covered | 154680 | 8x7 | | 56 | 33.02 | | 1,849 |
| SUN | Sunroom | 160318 | 286 | | 286 | 32.00 | | 9,152 |
| PATO | Slab Porch - Open | 160319 | 26x8 | | 208 | 13.06 | | 2,716 |

