



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660105605 <b>Parcel ID</b> 000000-0008-023-0-000-00 <b>Cadastral ID</b> 27-21-14-08340 <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> 338129 GEPHART PROTECTION TRUST GLEN & KAREN GEPHART-TRUSTEES  7916 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07916 N 149TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0023 / 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					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG_0053.JF 8/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26932449 -95.80851668																			
LOT 23 BLOCK 8 PRESLEY HOLLOW					<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>R21 0632X</td> <td>R23- NEW 3411 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>199,980</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0632X	R23- NEW 3411 SQ FT SFR	08/2021	08/2022	199,980
Number	Description	Opened	Closed	Amount															
R21 0632X	R23- NEW 3411 SQ FT SFR	08/2021	08/2022	199,980															
<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>										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	04/28/2022	524,000											
					/	BLUE CHIP LAND CO LLC	03/10/2022	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2023		Land Value 66,765	66,765	11%	7,344	Assessed	63,197	6,190.78										
Year Frozen			Improvements 520,437	507,758		55,853	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		<b>Total Value</b> 587,202	574,523		63,197	<b>Total Taxable</b>	62,197	6,093.00										
<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	2025-660105605	GEPHART PROTECTION TRUST			40	557,790	1000	60,357	5,913.00										
2024	2024-660105605	GEPHART PROTECTION TRUST			40	553,847	1000	59,923	5,757.00										
2023	2023-660105605	GEPHART PROTECTION TRUST			40	563,322	1000	60,965	5,713.00										
2022	2022-660105605	GEPHART PROTECTION TRUST			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	0.2766		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	12,050.00 x 5.54 = 66,765		
Factor Value			
Adjustments	1.0000		
Lot Value	66,765		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-12\IMG\_0053.JF 8/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,573 / 3,665
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	863 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
Adjusted R	0.8445	
Indicated Value	525,179	143.30 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	438,250	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	520,437		
Lot Value	66,765		
Indicated Value	587,202	160.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	587,202	160.22	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.18	Total Misc Impr	+ 16,673
Roofing Adj	+ 4.06	Garage Cost	+ 49,113
Subfloor Adj	+ 0.00	Total RCN	= 531,058
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 10,621
Plumbing Adj	+ 6.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 520,437
Adj Base Cost	= 126.95	Lot Value	+ 66,765
Total Area	x 3,665	Indicated Value	= 587,202
Adjusted Cost	= 465,272	Value Per SqFt	160.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	6,700.26		6,700
PRCH	Slab Porch - Covered	154687	10x6		60	33.00		1,980
PRCH	Slab Porch - Covered	154688	249		249	32.10		7,993



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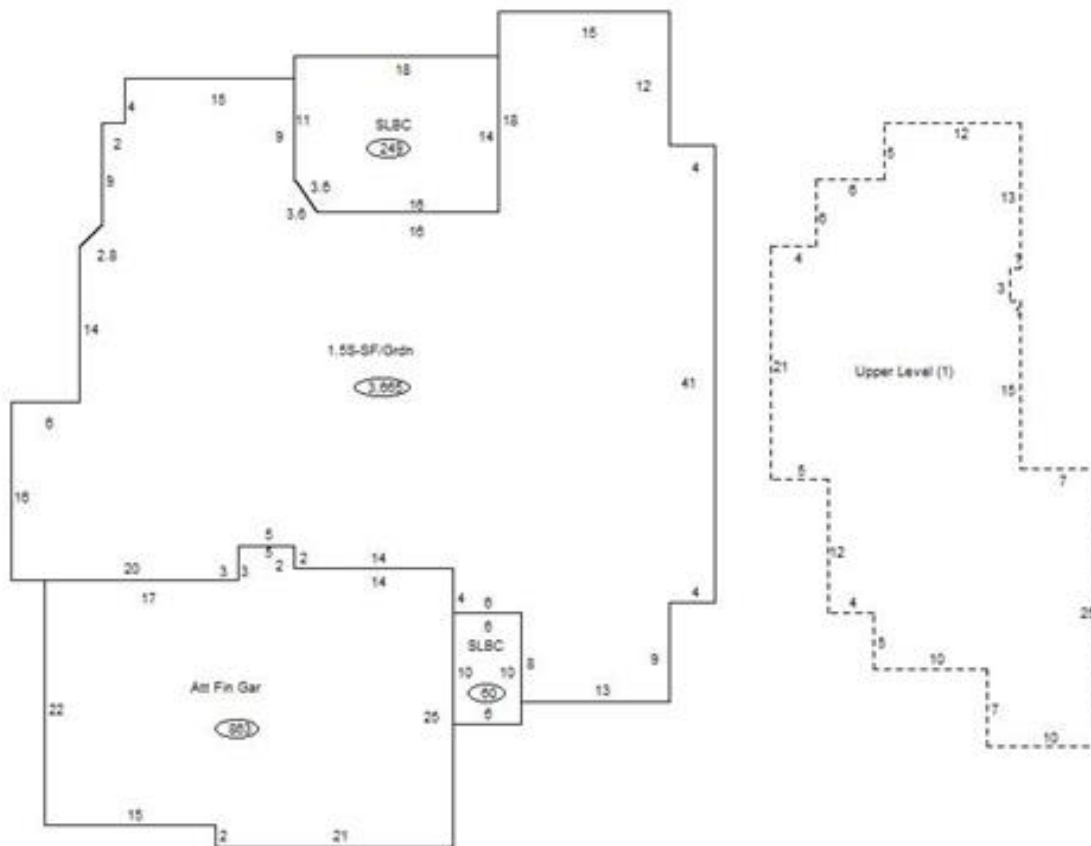
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### Sketch Image

660105605



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Garden-Level	13	1.5S-SF/Grdn	2,573	1.424	3,665
2	G	5		13	Att Fin Gar	863	1.000	863
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	249	1.000	249
5	U	^UL		13	Upper Level (1)	1,092	1.000	1,092
<b>Total Building Area</b>						<b>2,573</b>		<b>3,665</b>