



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:31:26
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|-----------------------|----------|-------------|--|---------------|---------------|-----------------|-------------|----------|------------------|--------------|-------------|-------------|---|---------------|------------|---------|----------------|-----------------------|-------------|-----------------|-------------|--------|--------------|------------------------|----------------|-----------------------|---------|---------|---|----------------|----------|-------------|----------------|-----------------------|----|-------|-----------|--------------|----------------|------|----------------|-----------------------|---------|-------|--------|---------------|-----------------|--|--|--|--|--|-------|---------|------|-------|------|---|---------------------|------------|---------|-----|---|-----------------------|------------|---|----|
| Account 660105620 Parcel ID 000000-0009-015-0-000-00 Cadastral ID 27-21-14-08490 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 342479 KUBALA, ERIC THOMAS & ASHTON LEANE 14901 E 77TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14901 E 77TH PL N Subdivision PRESLEY HOLLOW Lot/Block 0015 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\T\ROB STUFF\2023-9-19\IMG_0017.JPG 9/19/2023</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.26563119 -95.80733223 LOT 15 BLOCK 9 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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | 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>R23 214X</td> <td>R24 NEW SFR 2973 SQ FT</td> <td>03/2023</td> <td>09/2023</td> <td>273,375</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R23 214X | R24 NEW SFR 2973 SQ FT | 03/2023 | 09/2023 | 273,375 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R23 214X | R24 NEW SFR 2973 SQ FT | 03/2023 | 09/2023 | 273,375 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2024</td> <td>Land Value</td> <td>122,997</td> <td>122,997</td> <td>11%</td> <td>13,530</td> <td>Assessed</td> <td>61,968 6,070.39</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>442,395</td> <td>440,347</td> <td></td> <td>48,438</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>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>565,392</td> <td>563,344</td> <td></td> <td>61,968</td> <td>Total Taxable</td> <td>60,968 5,972.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2024 | Land Value | 122,997 | 122,997 | 11% | 13,530 | Assessed | 61,968 6,070.39 | Year Frozen | | Improvements | 442,395 | 440,347 | | 48,438 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -98.00 | TIF Project ID | 0 | Total Value | 565,392 | 563,344 | | 61,968 | Total Taxable | 60,968 5,972.00 | 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>EXECUTIVE HOMES LLC</td> <td>08/30/2023</td> <td>550,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BLUE CHIP LAND CO LLC</td> <td>01/31/2023</td> <td>0</td> <td>WB</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | EXECUTIVE HOMES LLC | 08/30/2023 | 550,000 | YES | / | BLUE CHIP LAND CO LLC | 01/31/2023 | 0 | WB |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2024 | Land Value | 122,997 | 122,997 | 11% | 13,530 | Assessed | 61,968 6,070.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 442,395 | 440,347 | | 48,438 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -98.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 565,392 | 563,344 | | 61,968 | Total Taxable | 60,968 5,972.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | EXECUTIVE HOMES LLC | 08/30/2023 | 550,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | BLUE CHIP LAND CO LLC | 01/31/2023 | 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>2025-660105620</td> <td>KUBALA, ERIC THOMAS &</td> <td>40</td> <td>546,936</td> <td>0</td> <td>60,163</td> <td>5,894.00</td> </tr> <tr> <td>2024</td> <td>2024-660105620</td> <td>KUBALA, ERIC THOMAS &</td> <td>40</td> <td>550,314</td> <td>0</td> <td>60,534</td> <td>5,816.00</td> </tr> <tr> <td>2023</td> <td>2023-660105620</td> <td>KUBALA, ERIC THOMAS &</td> <td>40</td> <td>3,394</td> <td>0</td> <td>373</td> <td>35.00</td> </tr> <tr> <td>2022</td> <td>2022-660105620</td> <td>BLUE CHIP LAND CO LLC</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 | 2025-660105620 | KUBALA, ERIC THOMAS & | 40 | 546,936 | 0 | 60,163 | 5,894.00 | 2024 | 2024-660105620 | KUBALA, ERIC THOMAS & | 40 | 550,314 | 0 | 60,534 | 5,816.00 | 2023 | 2023-660105620 | KUBALA, ERIC THOMAS & | 40 | 3,394 | 0 | 373 | 35.00 | 2022 | 2022-660105620 | BLUE CHIP LAND CO LLC | 40 | 3,394 | 0 | 373 | 37.00 | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660105620 | KUBALA, ERIC THOMAS & | 40 | 546,936 | 0 | 60,163 | 5,894.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660105620 | KUBALA, ERIC THOMAS & | 40 | 550,314 | 0 | 60,534 | 5,816.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660105620 | KUBALA, ERIC THOMAS & | 40 | 3,394 | 0 | 373 | 35.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660105620 | BLUE CHIP LAND CO LLC | 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 10:31:26
 Page 2

| Lot Data | | Square-Foot - NBHD 1087 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.4342 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 18,913.00 x 4.73 = 89,413 | | |
| Factor Value | | | |
| Adjustments | 1.3756 | | |
| Lot Value | 122,997 | | |



\\tsclient\T\ROB STUFF\2023-9-19\IMG_0017.JPG 9/19/2023

| 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 | 2,999 / 2,999 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,999 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 5 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 697 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 | 442,395 | | |
| Lot Value | 122,997 | | |
| Indicated Value | 565,392 | 188.53 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 565,392 | 188.53 | Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 109.53 | Total Misc Impr | + 12,051 |
| Roofing Adj | + 5.64 | Garage Cost | + 39,875 |
| Subfloor Adj | + -4.37 | Total RCN | = 451,423 |
| Heat/Cool Adj | + 16.31 | Depreciation (2%) | - 9,028 |
| Plumbing Adj | + 6.10 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 442,395 |
| Adj Base Cost | = 133.21 | Lot Value | + 122,997 |
| Total Area | x 2,999 | Indicated Value | = 565,392 |
| Adjusted Cost | = 399,497 | Value Per SqFt | 188.53 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|-------|------|-------|-----------|------|--------|
| PRCH | Slab Porch - Covered | 158198 | 20x16 | | 320 | 31.88 | | 10,202 |
| PRCH | Slab Porch - Covered | 158199 | 8x7 | | 56 | 33.02 | | 1,849 |

