



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:31:34  
Page 1

| Assessment Data                                      |                          |                         |          |             | Primary Image |               |            |             |  |
|--|--------------------------|-------------------------|----------|-------------|---------------|---------------|------------|-------------|--|
| Account  | 660105624                |                         |          |             |               |               |            |             |  |
| Parcel ID  | 000000-0009-019-0-000-00 |                         |          |             |               |               |            |             |  |
| Cadastral ID   | 27-21-14-08530           |                         |          |             |               |               |            |             |  |
| Property Type  | REAL - Real Property     |                         |          |             |               |               |            |             |  |
| Property Class                                       | URP                      | VI Area                 | 4        |             |               |               |            |             |  |
| Tax Area   | 40 - OWASSO CITY         |                         |          |             |               |               |            |             |  |
| Name ID  | 341487                   |                         |          |             |               |               |            |             |  |
| SEGER SPRAIN, ALLEN H & AUDREY S                     |                          |                         |          |             |               |               |            |             |  |
| 7715 N 150TH E CT<br>OWASSO OK 74055-0000            |                          |                         |          |             |               |               |            |             |  |
| Parcel Location                                      |                          |                         |          |             |               |               |            |             |  |
| Situs  | 07715 N 150TH E CT       |                         |          |             |               |               |            |             |  |
| Subdivision  | PRESLEY HOLLOW           |                         |          |             |               |               |            |             |  |
| Lot/Block  | 0019 / 0009              | 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: 36.26600484 -95.80672820 |                          |                         |          |             |               |               |            |             |  |
| Building Permits                                     |                          |                         |          |             |               |               |            |             |  |
| LOT 19 BLOCK 9 PRESLEY HOLLOW                        |                          |                         |          |             |               |               |            |             |  |
| Number   | Description              | Opened                  | Closed   | Amount      |               |               |            |             |  |
| R22 219  | R23 NEW SFR 3636 SQ FT   | 03/2022                 | 03/2023  | 199,980     |               |               |            |             |  |
| Exemptions   |                          |                         |          |             |               |               |            |             |  |
| Code   | Type                     | Active                  | Maximum  | Exemption   |               |               |            |             |  |
| H  | Homestead                | Yes                     | 1,000    | 1,000       |               |               |            |             |  |
| Sale History   |                          |                         |          |             |               |               |            |             |  |
| Bk/Pg  | Grantor                  | Date                    | Price    | Code        |               |               |            |             |  |
| /  | EXECUTIVE HOMES LLC      | 05/11/2023              | 580,500  | YES         |               |               |            |             |  |
| /  | BLUE CHIP LAND CO LLC    | 07/12/2022              | 0        | WB          |               |               |            |             |  |
| Parcel Valuation                                     |                          |                         |          |             |               |               |            |             |  |
| Source   | REAL                     | Fair Cash               | Capped   | Asmnt Level | Assessed      | Levy Rate     | 97.960     | Current Tax |  |
| Remove Cap   | 2024                     | Land Value              | 82,034   | 82,034      | 11%           | Assessed      | 65,892     | 6,454.78    |  |
| Year Frozen  |                          | Improvements            | 524,598  | 516,985     |               | Penalty       | 0          |             |  |
| Uncapped Value                                       | 0                        | Mobile Home             | 0        | 0           | 0             | Exemption     | 1,000      | -98.00      |  |
| TIF Project ID                                       | 0                        | Total Value             | 606,632  | 599,019     | 65,892        | Total Taxable | 64,892     | 6,357.00    |  |
| Assessment History                                   |                          |                         |          |             |               |               |            |             |  |
| Tax Year   | Statement Number         | Billed Owner            | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax |             |  |
| 2025   | 2025-660105624           | SEGER SPRAIN, ALLEN H & | 40       | 581,572     | 1000          | 62,973        | 6,169.00   |             |  |
| 2024   | 2024-660105624           | SEGER SPRAIN, ALLEN H & | 40       | 581,008     | 1000          | 62,911        | 6,044.00   |             |  |
| 2023   | 2023-660105624           | SEGER SPRAIN, ALLEN H & | 40       | 3,394       | 0             | 373           | 35.00      |             |  |
| 2022   | 2022-660105624           | EXECUTIVE HOMES LLC     | 40       | 3,394       | 0             | 373           | 37.00      |             |  |



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Date 04/18/2026  
Time 10:31:34  
Page 2

| Lot Data        |                           | Square-Foot - NBHD 1087 #1 |  |
|-----------------|---------------------------|----------------------------|--|
| Lot Size        | 0                         | 0                          |  |
| Lot Count       | 1                         |                            |  |
| Units Buildable |                           |                            |  |
| Non-Ag Acres    | 0.331                     |                            |  |
| Topography      |                           |                            |  |
| Street Access   |                           |                            |  |
| Utilities       |                           |                            |  |
| Amenities       |                           | 0                          |  |
|                 |                           | 0                          |  |
| Method          | Square-Foot               |                            |  |
| Base Lot Value  | 14,417.00 x 5.17 = 74,576 |                            |  |
| Factor Value    |                           |                            |  |
| Adjustments     | 1.1000                    |                            |  |
| Lot Value       | 82,034                    |                            |  |



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| Residential Data |                                      |
|------------------|--------------------------------------|
| Type             | 1 Single Family Residence            |
| Condition        | 4 - Good                             |
| Quality          | 4.5 - Good                           |
| Architecture     |                                      |
| Style            | 100% 1 1/2 Story Finished            |
| Exterior Wall    | 95% Veneer, Masonry 5% Veneer, Stone |
| Base/Total Area  | 2,617 / 3,618                        |
| Style            | 100% 1 1/2 Story Finished            |
| HVAC             | 100% Warmed & Cooled Air             |
| Roof Cover       | 1 Composition Shingle                |
| Area on Slab     | 2,617                                |
| Fixture/RghIn    | /                                    |
| Bed/F/H Bath     | 4 / 3.0 / 1.0                        |
| Basement Area    |                                      |
| Garage Type      | 706 Attached Garage - Finished       |
| Remodel          |                                      |
| Year/Eff Age     | 2023 / 2                             |

### 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  |                    |

### Value Reconciliation

|                   |               |        |                      |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach |        |                      |
| Improvements      | 524,598       |        |                      |
| Lot Value         | 82,034        |        |                      |
| Indicated Value   | 606,632       | 167.67 | Per SqFt             |
| Agland Value      |               |        |                      |
| Site Improvements |               |        |                      |
| Total Value       | 606,632       | 167.67 | Total Value Per SqFt |

| Cost Approach |           | Manual : 01/2025   |           |
|---------------|-----------|--------------------|-----------|
| Base Cost     | 105.44    | Total Misc Impr    | + 18,705  |
| Roofing Adj   | + 4.46    | Garage Cost        | + 42,967  |
| Subfloor Adj  | + -3.29   | Total RCN          | = 535,304 |
| Heat/Cool Adj | + 17.38   | Depreciation ( 2%) | - 10,706  |
| Plumbing Adj  | + 6.92    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 524,598 |
| Adj Base Cost | = 130.91  | Lot Value          | + 82,034  |
| Total Area    | x 3,618   | Indicated Value    | = 606,632 |
| Adjusted Cost | = 473,632 | Value Per SqFt     | 167.67    |

### Miscellaneous Improvements

| Code | Description               | Sketch ID | Size | Year   | Units | Unit Cost | Depr | Value |
|------|---------------------------|-----------|------|--------|-------|-----------|------|-------|
| FPPF | Fireplace - Prefabricated | 0         |      | 1 2023 | 1     | 7,141.75  |      | 7,142 |
| PRCH | Slab Porch - Covered      | 156512    | 9x7  |        | 63    | 36.45     |      | 2,296 |
| PRCH | Porch                     | 156513    | 262  |        | 262   | 35.37     |      | 9,267 |



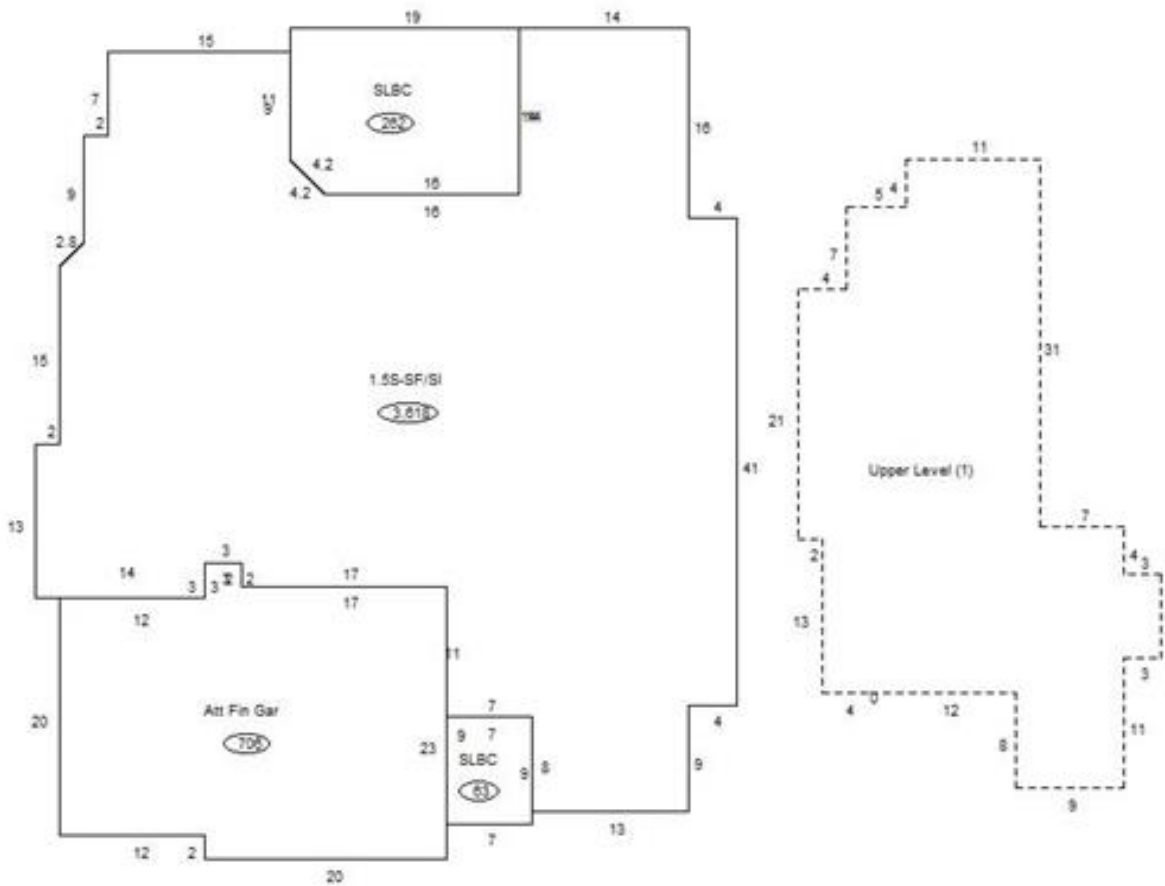
**Rogers**  
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Date 04/18/2026  
 Time 10:31:34  
 Page 3

Sketch Image

660105624



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1                          | R    | 5    | Slab       | 13    | 1.5S-SF/SI      | 2,617        | 1.383      | 3,618        |
| 2                          | U    | ^UL  |            | 13    | Upper Level (1) | 1,001        | 1.000      | 1,001        |
| 3                          | G    | 5    |            | 13    | Att Fin Gar     | 706          | 1.000      | 706          |
| 4                          | M    | PRCH |            | 13    | SLBC            | 63           | 1.000      | 63           |
| 5                          | M    | PRCH |            | 13    | SLBC            | 262          | 1.000      | 262          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>2,617</b> |            | <b>3,618</b> |