



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:31:47  
Page 1

Assessment Data					Primary Image																																																					
<b>Account</b> 660105631 <b>Parcel ID</b> 000000-0010-001-0-000-00 <b>Cadastral ID</b> 27-21-14-08600 <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> 339564 CARVER, ZACHARY JOHN & JESSICA ANN  14704 E 77TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14704 E 77TH PL N <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0001 / 0010 <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																																																										
<b>Legal Description</b> Lot/Long: 36.26519381 -95.80922553																																																										
<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>R211103X</td> <td>R23-NEW SFR 2758 SQ FT</td> <td>12/2021</td> <td>10/2022</td> <td>187,275</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R211103X	R23-NEW SFR 2758 SQ FT	12/2021	10/2022	187,275																																							
Number	Description	Opened	Closed	Amount																																																						
R211103X	R23-NEW SFR 2758 SQ FT	12/2021	10/2022	187,275																																																						
<b>Exemptions</b>					<b>Sale History</b>																																																					
<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	<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>09/12/2022</td> <td>473,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BLUE CHIP LAND CO LLC</td> <td>01/11/2022</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	09/12/2022	473,500	YES	/	BLUE CHIP LAND CO LLC	01/11/2022	0	WB																								
Code	Type	Active	Maximum	Exemption																																																						
H	Homestead	Yes	1,000	1,000																																																						
Bk/Pg	Grantor	Date	Price	Code																																																						
/	EXECUTIVE HOMES LLC	09/12/2022	473,500	YES																																																						
/	BLUE CHIP LAND CO LLC	01/11/2022	0	WB																																																						
<b>Parcel Valuation</b>																																																										
<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>2023</td> <td>Land Value</td> <td>86,821</td> <td>86,821</td> <td>11%</td> <td>9,550</td> <td>Assessed</td> <td>53,606</td> <td>5,251.24</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>410,704</td> <td>400,507</td> <td></td> <td>44,056</td> <td>Penalty</td> <td>0</td> <td></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</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>497,525</td> <td>487,328</td> <td></td> <td>53,606</td> <td>Total Taxable</td> <td>52,606</td> <td>5,153.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value	86,821	86,821	11%	9,550	Assessed	53,606	5,251.24	Year Frozen		Improvements	410,704	400,507		44,056	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	497,525	487,328		53,606	Total Taxable	52,606	5,153.00								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																		
Remove Cap	2023	Land Value	86,821	86,821	11%	9,550	Assessed	53,606	5,251.24																																																	
Year Frozen		Improvements	410,704	400,507		44,056	Penalty	0																																																		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																																	
TIF Project ID	0	Total Value	497,525	487,328		53,606	Total Taxable	52,606	5,153.00																																																	
<b>Assessment History</b>																																																										
<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>2025-660105631</td> <td>CARVER, ZACHARY JOHN &amp;</td> <td>40</td> <td>473,134</td> <td>1000</td> <td>51,044</td> <td>5,000.00</td> </tr> <tr> <td>2024</td> <td>2024-660105631</td> <td>CARVER, ZACHARY JOHN &amp;</td> <td>40</td> <td>473,500</td> <td>1000</td> <td>51,085</td> <td>4,908.00</td> </tr> <tr> <td>2023</td> <td>2023-660105631</td> <td>CARVER, ZACHARY JOHN &amp;</td> <td>40</td> <td>473,500</td> <td>1000</td> <td>51,085</td> <td>4,787.00</td> </tr> <tr> <td>2022</td> <td>2022-660105631</td> <td>CARVER, ZACHARY JOHN &amp;</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	2025-660105631	CARVER, ZACHARY JOHN &	40	473,134	1000	51,044	5,000.00	2024	2024-660105631	CARVER, ZACHARY JOHN &	40	473,500	1000	51,085	4,908.00	2023	2023-660105631	CARVER, ZACHARY JOHN &	40	473,500	1000	51,085	4,787.00	2022	2022-660105631	CARVER, ZACHARY JOHN &	40	3,394	0	373	37.00									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660105631	CARVER, ZACHARY JOHN &	40	473,134	1000	51,044	5,000.00																																																			
2024	2024-660105631	CARVER, ZACHARY JOHN &	40	473,500	1000	51,085	4,908.00																																																			
2023	2023-660105631	CARVER, ZACHARY JOHN &	40	473,500	1000	51,085	4,787.00																																																			
2022	2022-660105631	CARVER, ZACHARY JOHN &	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 10:31:47  
 Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2131		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,281.00 x 6.00 = 55,686		
Factor Value			
Adjustments	1.5591		
Lot Value	86,821		



\\tsclient\T\ROB STUFF\2022-10-4\IMG\_0011.JPG 10/4/2022

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	2,648 / 2,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,648
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	647 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	406,053	153.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	540,360		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.31	Total Misc Impr	+ 19,522
Roofing Adj	+ 5.77	Garage Cost	+ 37,397
Subfloor Adj	+ -4.52	Total RCN	= 419,086
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,382
Plumbing Adj	+ 6.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 410,704
Adj Base Cost	= 136.77	Lot Value	+ 86,821
Total Area	x 2,648	Indicated Value	= 497,525
Adjusted Cost	= 362,167	Value Per SqFt	187.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	410,704		
Lot Value	86,821		
Indicated Value	497,525	187.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	497,525	187.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155456	304		304	31.93		9,707
PATO	Slab Porch - Open	155457	9x8		72	14.39		1,036
PRCH	Slab Porch - Covered	155458	9x7		63	33.00		2,079
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700

