



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660105632									
Parcel ID	000000-0010-002-0-000-00									
Cadastral ID	27-21-14-08610									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	338650									
STEPHENS, ZACHARY & BROOKE NICOLE										
14706 E 77TH PL N OWASSO OK 74055-0000										
Parcel Location										
Situs	14706 E 77TH PL N									
Subdivision	PRESLEY HOLLOW									
Lot/Block	0002 / 0010	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: 36.26515407 -95.80885019				Building Permits						
LOT 2 BLOCK 10 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount		
				R21 0903X	R23- NEW 2430 SQ FT SFR	10/2021	08/2022	171,765		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	06/10/2022	350,000	YES	
					/	BLUE CHIP LAND CO LLC	03/04/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	55,434	55,434	11%	6,098	Assessed	44,569	4,365.98	
Year Frozen		Improvements	375,719	349,734		38,471	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	431,153	405,168		44,569	Total Taxable	44,569	4,366.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105632	STEPHENS, ZACHARY &			40	415,534	0	42,447	4,158.00	
2024	2024-660105632	STEPHENS, ZACHARY &			40	418,240	0	40,425	3,884.00	
2023	2023-660105632	STEPHENS, ZACHARY &			40	350,000	0	38,500	3,608.00	
2022	2022-660105632	STEPHENS, ZACHARY &			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	0.2121		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,239.00 x 6.00 = 55,434		
Factor Value			
Adjustments	1.0000		
Lot Value	55,434		



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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	2,437 / 2,437
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,437
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	671 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	387,488	159.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	76,430		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.74	Total Misc Impr	+ 10,543
Roofing Adj	+ 5.83	Garage Cost	+ 38,589
Subfloor Adj	+ -4.61	Total RCN	= 387,339
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 11,620
Plumbing Adj	+ 7.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 375,719
Adj Base Cost	= 138.78	Lot Value	+ 55,434
Total Area	x 2,437	Indicated Value	= 431,153
Adjusted Cost	= 338,207	Value Per SqFt	176.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	375,719		
Lot Value	55,434		
Indicated Value	431,153	176.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	431,153	176.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154725	299		299	31.94		9,550
PRCH	Slab Porch - Covered	154726	6x5		30	33.10		993



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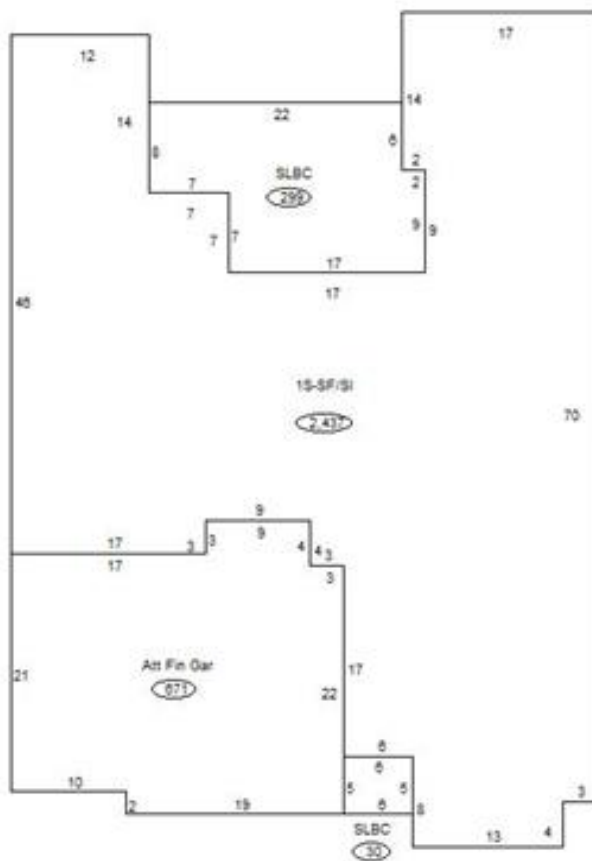
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Sketch Image

660105632



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,437	1.000	2,437
2	G	5		13	Att Fin Gar	671	1.000	671
3	M	PRCH		13	SLBC	299	1.000	299
4	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>2,437</b>		<b>2,437</b>