



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:32:08
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Assessment Data				Primary Image					
Account	660105642			<p>\\tsclient\T\ROB STUFF\2022-12-20\IMG_0001.JPG 12/20/2022</p>					
Parcel ID	000000-0010-012-0-000-00								
Cadastral ID	27-21-14-08710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	341126								
THE BECHTEL TRUST									
14901 E 77TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14901 E 77TH ST N								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0012 / 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: 36.26480040 -95.80724868				Building Permits					
LOT 12 BLOCK 10 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount	
				R22	R23 NEW SFR	08/2022	12/2022		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	03/24/2023	510,000	YES
					/	BLUE CHIP LAND CO LLC	04/04/2022	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024	Land Value	88,300	88,300	11%	9,713	Assessed	55,980	5,483.80
Year Frozen		Improvements	421,171	420,611		46,267	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	509,471	508,911		55,980	Total Taxable	55,980	5,484.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105642	THE BECHTEL TRUST			40	484,678	0	53,315	5,223.00
2024	2024-660105642	THE BECHTEL TRUST			40	511,559	0	56,272	5,406.00
2023	2023-660105642	THE BECHTEL TRUST			40	146,954	0	16,165	1,515.00
2022	2022-660105642	EXECUTIVE HOMES LLC			40	3,394	0	373	37.00



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Lot Data	Square-Foot - NBHD 1087 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1912	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,330.00 x 6.00 = 49,980	
Factor Value		
Adjustments	1.7667	
Lot Value	88,300	

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	2,751 / 2,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,751
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 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	418,218	152.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.15	Total Misc Impr	+	18,715			
Roofing Adj	+ 5.73	Garage Cost	+	38,538			
Subfloor Adj	+ -4.42	Total RCN	=	429,766			
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,595			
Plumbing Adj	+ 6.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	421,171			
Adj Base Cost	= 135.41	Lot Value	+	88,300			
Total Area	x 2,751	Indicated Value	=	509,471			
Adjusted Cost	= 372,513	Value Per SqFt		185.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	421,171		
Lot Value	88,300		
Indicated Value	509,471	185.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	509,471	185.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156121	10x7		70	32.97		2,308
PRCH	Slab Porch - Covered	156122	304		304	31.93		9,707
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



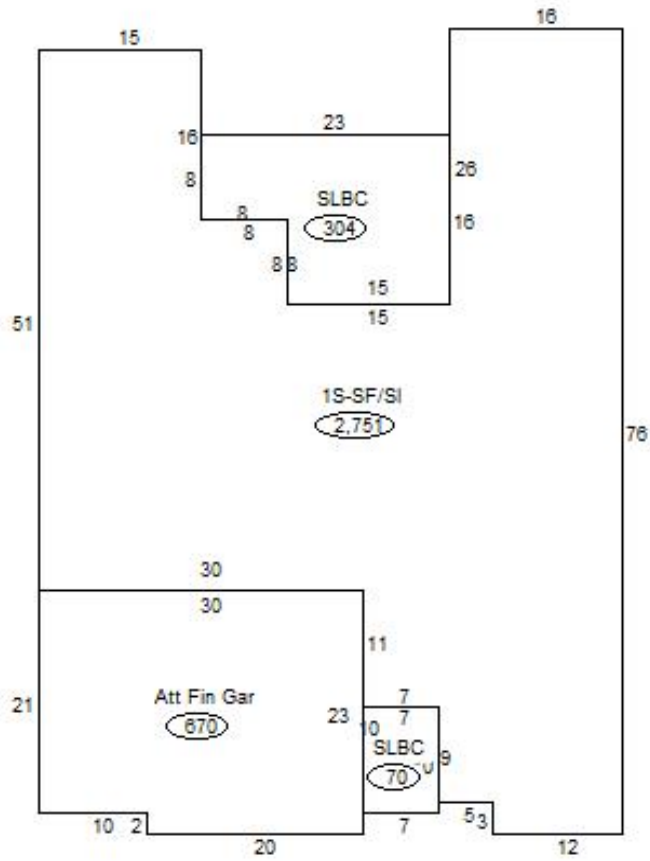
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Sketch Image

660105642



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,751	1.000	2,751
2	G	5		20	Att Fin Gar	670	1.000	670
3	M	PRCH		20	SLBC	70	1.000	70
4	M	PRCH		20	SLBC	304	1.000	304
Total Building Area						2,751		2,751