



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:32:28
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Assessment Data					Primary Image														
Account 660105653 Parcel ID 000000-0011-003-0-000-00 Cadastral ID 27-21-14-08820 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343818 WINDSCHITL, JUSTIN ERIC & RACHEL FRANCIS DUNAWAY 14806 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14806 E 77TH ST N Subdivision PRESLEY HOLLOW Lot/Block 0003 / 0011 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\2022-11-22\IMG_0001.JPG 11/22/2022</p>														
Legal Description Lat/Long: 36.26435121 -95.80794691																			
LOT 3 BLOCK 11 PRESLEY HOLLOW					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>R21 0716X</td> <td>R23- NEW 2591 SQ FT SFR</td> <td>08/2021</td> <td>11/2022</td> <td>180,345</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0716X	R23- NEW 2591 SQ FT SFR	08/2021	11/2022	180,345
Number	Description	Opened	Closed	Amount															
R21 0716X	R23- NEW 2591 SQ FT SFR	08/2021	11/2022	180,345															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	03/12/2024	509,000	YES										
					/	BLUE CHIP LAND CO LLC	09/21/2021	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2025		Land Value	137,262	137,262	11%	15,099	Assessed	57,747										
Year Frozen			Improvements	387,706	387,706		42,648	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	524,968	524,968		57,747	Total Taxable	57,747										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105653	WINDSCHITL, JUSTIN ERIC &			40	509,000	0	55,990	5,485.00										
2024	2024-660105653	WINDSCHITL, JUSTIN ERIC &			40	375,492	0	15,925	1,530.00										
2023	2023-660105653	EXECUTIVE HOMES LLC			40	137,881	0	15,167	1,421.00										
2022	2022-660105653	EXECUTIVE HOMES LLC			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	0.1952		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,504.00 x 6.00 = 51,024		
Factor Value			
Adjustments	2.6901		
Lot Value	137,262		



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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	2,541 / 2,541
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,541
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	681 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	398,589	156.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	218,200		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.12	Total Misc Impr	+ 10,337
Roofing Adj	+ 5.81	Garage Cost	+ 39,083
Subfloor Adj	+ -4.58	Total RCN	= 399,697
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 11,991
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 387,706
Adj Base Cost	= 137.85	Lot Value	+ 137,262
Total Area	x 2,541	Indicated Value	= 524,968
Adjusted Cost	= 350,277	Value Per SqFt	206.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,706		
Lot Value	137,262		
Indicated Value	524,968	206.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	524,968	206.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155898	6x6		36	33.08		1,191
PRCH	Slab Porch - Covered	155899	286		286	31.98		9,146

