



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 | 660105656 | | | No Image On File | | | | | | |
| Parcel ID | 000000-0011-006-0-000-00 | | | | | | | | | |
| Cadastral ID | 27-21-14-08850 | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | |
| Property Class | URP | VI Area | 4 | | | | | | | |
| Tax Area | 40 - OWASSO CITY | | | | | | | | | |
| Name ID | 344686 | | | | | | | | | |
| HIXSON, RENA | | | | | | | | | | |
| 14904 E 77TH ST N OWASSO OK 74055-0000 | | | | | | | | | | |
| Parcel Location | | | | | | | | | | |
| Situs | 14904 E 77TH ST N | | | | | | | | | |
| Subdivision | PRESLEY HOLLOW | | | | | | | | | |
| Lot/Block | 0006 / 0011 | 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: 36.26434601 -95.80726470 | | | | Building Permits | | | | | | |
| LOT 6 BLOCK 11 PRESLEY HOLLOW | | | | Number | Description | Opened | Closed | Amount | | |
| | | | | R23 906X | R24 NEW SFR 2758 SQ FT | 10/2023 | 06/2024 | 255,375 | | |
| Exemptions | | | | Sale History | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | |
| | | | | | / | EXECUTIVE HOMES LLC | 07/01/2024 | 510,000 | YES | |
| | | | | | / | BLUE CHIP LAND CO LLC | 08/31/2023 | 0 | WB | |
| Parcel Valuation | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | |
| Remove Cap | 2025 | Land Value | 108,930 | 108,930 | 11% | 11,982 | Assessed | 58,413 | 5,722.14 | |
| Year Frozen | | Improvements | 422,099 | 422,099 | | 46,431 | Penalty | 0 | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | |
| TIF Project ID | 0 | Total Value | 531,029 | 531,029 | | 58,413 | Total Taxable | 58,413 | 5,722.00 | |
| Assessment History | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | |
| 2025 | 2025-660105656 | HIXSON, RENA | 40 | 510,000 | 0 | 56,100 | 5,496.00 | | | |
| 2024 | 2024-660105656 | HIXSON, RENA | 40 | 3,394 | 0 | 373 | 36.00 | | | |
| 2023 | 2023-660105656 | EXECUTIVE HOMES LLC | 40 | 3,394 | 0 | 373 | 35.00 | | | |
| 2022 | 2022-660105656 | BLUE CHIP LAND CO 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 | 0.2014 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 8,772.00 x 6.00 = 52,632 | |
| Factor Value | | |
| Adjustments | 2.0697 | |
| Lot Value | 108,930 | |

| 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 | 2,731 / 2,731 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,731 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 4 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 640 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2024 / 1 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

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

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 111.38 | Total Misc Impr | + 18,732 |
| Roofing Adj | + 5.74 | Garage Cost | + 37,062 |
| Subfloor Adj | + -4.44 | Total RCN | = 426,363 |
| Heat/Cool Adj | + 16.31 | Depreciation (1%) | - 4,264 |
| Plumbing Adj | + 6.70 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 422,099 |
| Adj Base Cost | = 135.69 | Lot Value | + 108,930 |
| Total Area | x 2,731 | Indicated Value | = 531,029 |
| Adjusted Cost | = 370,569 | Value Per SqFt | 194.44 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 422,099 | | |
| Lot Value | 108,930 | | |
| Indicated Value | 531,029 | 194.44 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 531,029 | 194.44 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Slab Porch - Covered | 160297 | 9x7 | | 63 | 33.00 | | 2,079 |
| PRCH | Slab Porch - Covered | 160298 | 312 | | 312 | 31.90 | | 9,953 |
| FPPF | Fireplace - Prefabricated | | | 2024 | 1 | 6,700.26 | | 6,700 |



Rogers

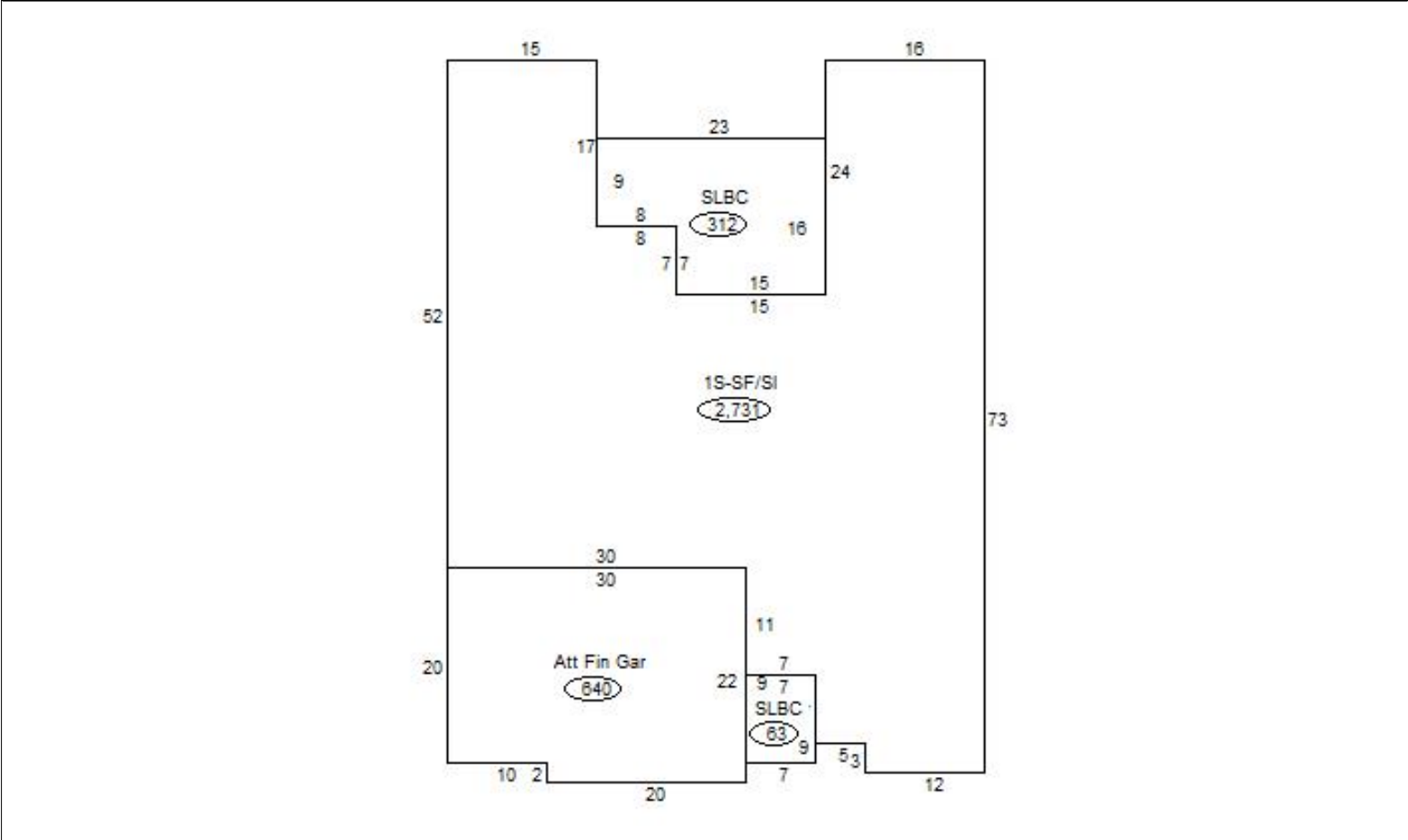
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Sketch Image

660105656



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 2,731 | 1.000 | 2,731 |
| 2 | G | 5 | | 20 | Att Fin Gar | 640 | 1.000 | 640 |
| 3 | M | PRCH | | 20 | SLBC | 63 | 1.000 | 63 |
| 4 | M | PRCH | | 20 | SLBC | 312 | 1.000 | 312 |
| Total Building Area | | | | | | 2,731 | | 2,731 |