



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:33:14
Page 1

Assessment Data					Primary Image														
Account 660105745 Parcel ID 000000-0001-004-0-000-00 Cadastral ID 01-20-14-04040 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348787 EVES, TAYLOR SUE 6364 N BLUE SAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06364 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-9-8\IMG_0001.JPG 9/8/2022</p>														
Legal Description Lat/Long: 36.24604261 -95.77259278																			
LOT 4 BLOCK 1 HIGHLAND MEADOWS AT STONE CANYON					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>R22 064</td> <td>R23 NEW SFR 3660 SQ FT</td> <td>02/2022</td> <td>09/2022</td> <td>550,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 064	R23 NEW SFR 3660 SQ FT	02/2022	09/2022	550,000
Number	Description	Opened	Closed	Amount															
R22 064	R23 NEW SFR 3660 SQ FT	02/2022	09/2022	550,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	SIXTHDAY PROPERTIES LLC	11/10/2025	830,000	PQ										
					/	ODELL, ANDREW THOMAS &	01/10/2025	835,000	YES										
					/	SIXTHDAY PROPERTIES LLC	09/13/2022	835,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	02/17/2022	126,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2026		Land Value	281,600	281,600	11%	30,976	Assessed	91,850										
Year Frozen			Improvements	553,404	553,404		60,874	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	835,004	835,004		91,850	Total Taxable	91,850										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105745	SIXTHDAY PROPERTIES LLC			3	801,669	0	88,184	8,639.00										
2024	2024-660105745	ODELL, ANDREW THOMAS &			3	827,567	0	91,033	8,746.00										
2023	2023-660105745	ODELL, ANDREW THOMAS &			3	827,567	0	91,032	8,531.00										
2022	2022-660105745	SIXTHDAY PROPERTIES LLC			3	5,090	0	560	55.00										



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Date 04/18/2026
Time 10:33:14
Page 2

Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6572	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	28,630.00 x 4.35 = 124,541	
Factor Value		
Adjustments	2.2611	
Lot Value	281,600	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,737 / 3,737
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,737
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	794,082	212.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	823,240		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	122.34	Total Misc Impr	+	0	
Roofing Adj	+ 6.77	Garage Cost	+		
Subfloor Adj	+ -6.40	Total RCN	=	564,698	
Heat/Cool Adj	+ 20.10	Depreciation (2%)	-	11,294	
Plumbing Adj	+ 8.30	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	553,404	
Adj Base Cost	= 151.11	Lot Value	+	281,600	
Total Area	x 3,737	Indicated Value	=	835,004	
Adjusted Cost	= 564,698	Value Per SqFt		223.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	553,404		
Lot Value	281,600		
Indicated Value	835,004	223.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	835,004	223.44	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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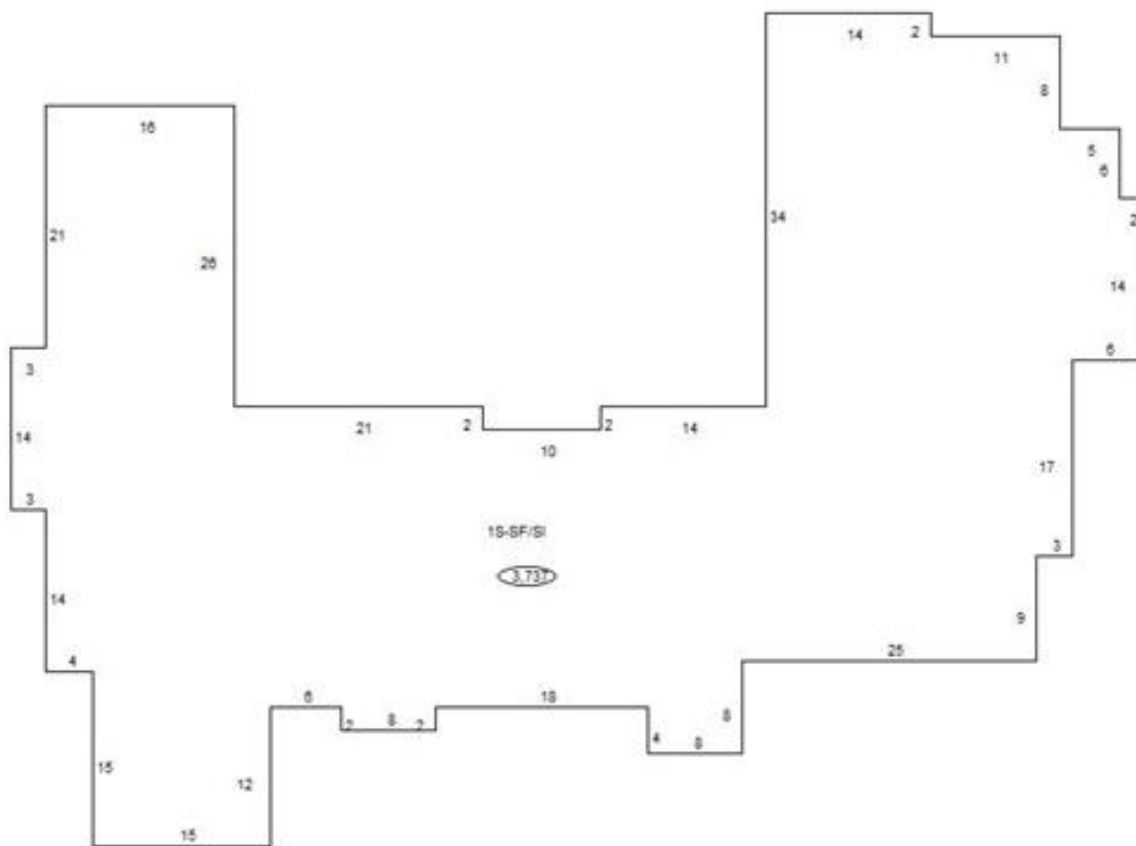
Date 04/18/2026

Time 10:33:14

Page 3

Sketch Image

660105745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,737	1.000	3,737
2	G	5		13	Att Fin Gar	828	1.000	828
3	M	SLBC		13	SLBC	77	1.000	77
4	M	SLBC		13	SLBC	470	1.000	470
5	M	SLBO		13	Open Slab	293	1.000	293
Total Building Area						3,737		3,737