



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:33:25  
Page 1

Assessment Data					Primary Image				
Account	660105751				<p>660105751_001.JPG 3/12/2025</p>				
Parcel ID	000000-0002-002-0-000-00								
Cadastral ID	01-20-14-04100								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	346404								
KIKER, DAVID & ANNA									
6504 N BLUE SAGE DR OWASSO OK 74055-0000									
Parcel Location									
Situs	06504 N BLUE SAGE DR								
Subdivision	HIGHLAND MEADOWS AT STONE CANYON								
Lot/Block	0002 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24807544 -95.77376260									
LOT 2 BLOCK 2 HIGHLAND MEADOWS AT STONE CANYON									
Building Permits									
Number		Description		Opened	Closed	Amount			
R24 143		NEW SFR 3618 SQ FT		05/2024	03/2025	260,000			
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	02/14/2025	801,500	15
					/	ULLRICH, BRANDON & LACEY	04/04/2024	130,000	15
					/	C.A.B.O. DEVELOPMENT COMPANY LI	07/23/2021	135,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	215,119	215,119	11%	Assessed	89,321	8,749.89	
Year Frozen		Improvements	596,887	596,887		Penalty	0		
Uncapped Value	596,887	Mobile Home	0	0	0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	812,006	812,006	89,321	Total Taxable	88,321	8,652.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105751	KIKER, DAVID & ANNA			3	130,000	0	14,300	1,401.00
2024	2024-660105751	EXECUTIVE HOMES LLC			3	139,107	0	15,302	1,470.00
2023	2023-660105751	ULLRICH, BRANDON & LACEY			3	135,000	0	14,850	1,392.00
2022	2022-660105751	ULLRICH, BRANDON & LACEY			3	135,000	0	14,850	1,455.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:33:25  
Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6557		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,564.00 x 4.35 = 124,253		
Factor Value			
Adjustments	1.7313		
Lot Value	215,119		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,114 / 3,814
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,114
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

660105751\_001.JPG 3/12/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	757,976	198.74	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.63	Total Misc Impr	+	19,208	
Roofing Adj	+ 5.18	Garage Cost	+	52,567	
Subfloor Adj	+ -3.54	Total RCN	=	596,887	
Heat/Cool Adj	+ 18.45	Depreciation ( 0%)	-	0	
Plumbing Adj	+ 6.96	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	596,887	
Adj Base Cost	= 137.68	Lot Value	+	215,119	
Total Area	x 3,814	Indicated Value	=	812,006	
Adjusted Cost	= 525,112	Value Per SqFt		212.90	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	596,887		
Lot Value	215,119		
Indicated Value	812,006	212.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	812,006	212.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	7,583.24		7,583
PRCH	Porch	168963	10x5		50	37.16		1,858
PRCH	Porch	168964	8x5		40	37.20		1,488
PATC	Patio - Covered	168965	28x14		392	21.12		8,279



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

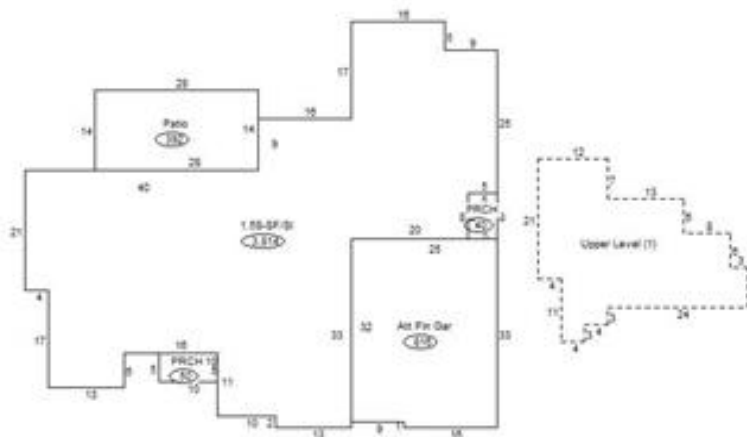
Date 04/18/2026

Time 10:33:25

Page 3

Sketch Image

660105751



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,114	1.225	3,814
2	U	^UL		20	Upper Level (1)	700	1.000	700
3	G	5		20	Att Fin Gar	816	1.000	816
4	M	PRCH		20	PRCH	50	1.000	50
5	M	PRCH		20	PRCH	40	1.000	40
6	M	PATC		20	Patio	392	1.000	392
<b>Total Building Area</b>						<b>3,114</b>		<b>3,814</b>