



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:33:27  
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Assessment Data					Primary Image				
<b>Account</b> 660105752 <b>Parcel ID</b> 000000-0002-003-0-000-00 <b>Cadastral ID</b> 01-20-14-04110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 347924 SIMMONS, NORVIN RAY & LYNSEY RENEE  6536 N BLUE SAGE DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06536 N BLUE SAGE DR <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					No Image On File				
<b>Legal Description</b> Lat/Long: 36.24850628 -95.77398846					<b>Building Permits</b>				
LOT 3 BLOCK 2 HIGHLAND MEADOWS AT STONE CANYON					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R24 330	NEW SFR 3664 SQ FT	09/2024	09/2025	240,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	08/21/2025	851,000	15
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/04/2024	330,000	WB
<b>Parcel Valuation</b>									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>
Remove Cap	2026	<b>Land Value</b>	265,606	265,606	11%	29,217	<b>Assessed</b>	93,612	9,170.23
Year Frozen		<b>Improvements</b>	585,405	585,405		64,395	<b>Penalty</b>	0	
Uncapped Value	585,405	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00
TIF Project ID	0	<b>Total Value</b>	851,011	851,011		93,612	<b>Total Taxable</b>	92,612	9,072.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660105752	SIMMONS, NORVIN RAY &			3	5,090	0	560	55.00
2024	2024-660105752	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	54.00
2023	2023-660105752	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	52.00
2022	2022-660105752	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	55.00



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.9805	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	42,709.00 x 4.22 = 180,231	
Factor Value		
Adjustments	1.4737	
Lot Value	265,606	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,439 / 3,658
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,439
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	955 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	749,680	204.94	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.19	Total Misc Impr	+	21,920	
Roofing Adj	+ 4.41	Garage Cost	+	61,521	
Subfloor Adj	+ -3.07	Total RCN	=	591,318	
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	-	5,913	
Plumbing Adj	+ 8.86	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	585,405	
Adj Base Cost	= 138.84	Lot Value	+	265,606	
Total Area	x 3,658	Indicated Value	=	851,011	
Adjusted Cost	= 507,877	Value Per SqFt		232.64	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	585,405		
Lot Value	265,606		
Indicated Value	851,011	232.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	851,011	232.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173294	64		64	37.12		2,376
PRCH	Porch	173295	5x5		25	37.25		931
PATC	Patio - Covered	173296	524		524	21.05		11,030
FPPF	Fireplace - Prefabricated		1	2025	1	7,583.24		7,583

