



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:33:31  
Page 1

Assessment Data				Primary Image					
Account	660105754			No Image On File					
Parcel ID	000000-0002-005-0-000-00								
Cadastral ID	01-20-14-04130								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	348993								
VANBEBER, RUSSELL & JESSICA									
6568 N BLUESAGE DR OWASSO OK 74055-0000									
Parcel Location									
Situs	06568 N BLUE SAGE DR								
Subdivision	HIGHLAND MEADOWS AT STONE CANYON								
Lot/Block	0005 / 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: 36.24922095 -95.77314015				Building Permits					
LOT 5 BLOCK 2 HIGHLAND MEADOWS AT STONE CANYON				Number	Description	Opened	Closed	Amount	
				R24 336	NEW SFR 3737 SQ FT	09/2024	09/2025	260,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	12/19/2025	887,000	15
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/04/2024	330,000	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	288,130	288,130	11%	31,694	Assessed	97,570	9,557.96
Year Frozen		Improvements	598,871	598,871		65,876	Penalty	0	
Uncapped Value	598,871	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	887,001	887,001		97,570	Total Taxable	97,570	9,558.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105754	EXECUTIVE HOMES LLC			3	5,090	0	560	55.00
2024	2024-660105754	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	54.00
2023	2023-660105754	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	52.00
2022	2022-660105754	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,090	0	560	55.00



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 Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.9316	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	40,581.00 x 4.32 = 175,336	
Factor Value		
Adjustments	1.6433	
Lot Value	288,130	

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	2,716 / 3,739
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,716
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	913 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	792,037	211.83	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.14	Total Misc Impr	+ 27,177				
Roofing Adj	+ 4.72	Garage Cost	+ 58,815				
Subfloor Adj	+ -3.24	Total RCN	= 598,871				
Heat/Cool Adj	+ 18.45	Depreciation ( 0%)	- 0				
Plumbing Adj	+ 7.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 598,871				
Adj Base Cost	= 137.17	Lot Value	+ 288,130				
Total Area	x 3,739	Indicated Value	= 887,001				
Adjusted Cost	= 512,879	Value Per SqFt	237.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	598,871		
Lot Value	288,130		
Indicated Value	887,001	237.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	887,001	237.23	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	173236	12x6		72	37.09		2,670
PATC	Patio - Covered	173237	804		804	21.05		16,924



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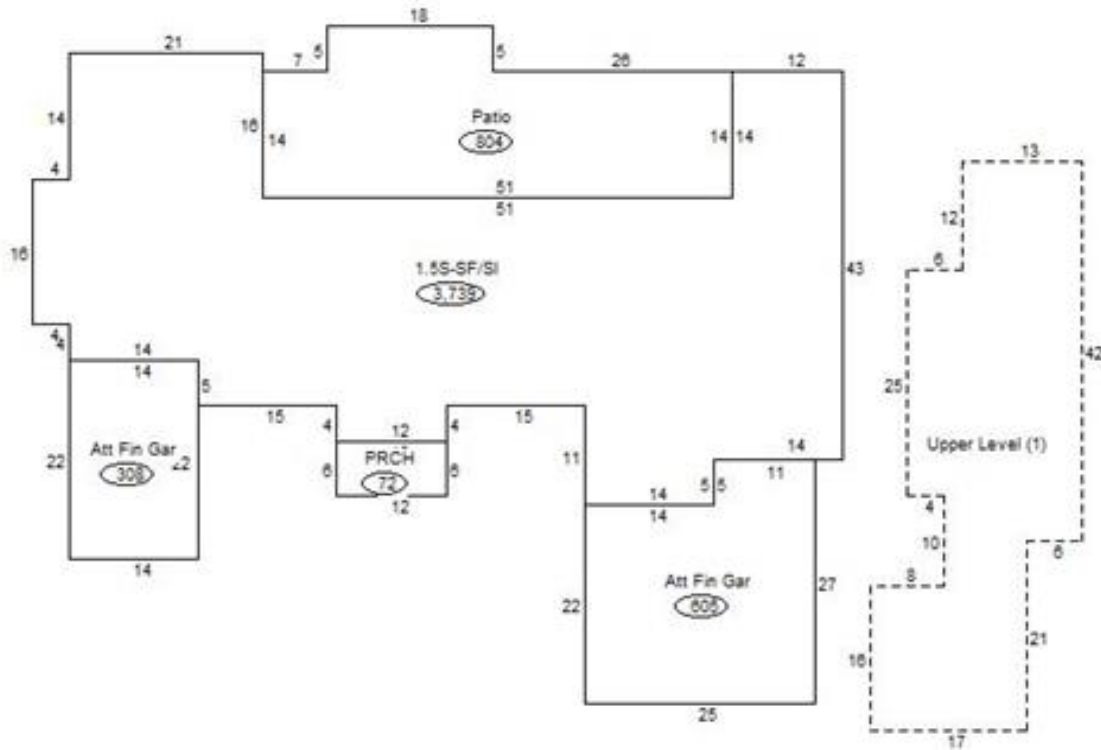
Date 04/18/2026

Time 10:33:31

Page 3

### Sketch Image

660105754



### 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	2,716	1.377	3,739
2	U	^UL		20	Upper Level (1)	1,023	1.000	1,023
3	G	5		20	Att Fin Gar	308	1.000	308
4	G	5		20	Att Fin Gar	605	1.000	605
5	M	PRCH		20	PRCH	72	1.000	72
6	M	PATC		20	Patio	804	1.000	804
<b>Total Building Area</b>						<b>2,716</b>		<b>3,739</b>