



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:33:44
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------------|-------------------------|-----------|-------------|---------------|------------------|---------------|-------------|-------------|------------|---------------|------------|-------------|----------------|---|------------|---------|---------|--------|----------|-------------|----------------|-------------------------|--------|--------------|-------------------------|---------|----------|---------|----------------|-------------------------|----------------|---------|-------------|-----|-------|------|----------------|-------------------------|---|----------------|---|-------------|-----------|-----------|--|---------|---------------|---------|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|-------|---------|------|-------|------|---|-------------------------|------------|---------|-----|---|---------------------------------|------------|---------|--|
| Account 660105761 Parcel ID 000000-0003-007-0-000-00 Cadastral ID 01-20-14-04200 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340944 SPENCER, MATTHEW & HALI 6461 N DOGWOOD TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06461 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0007 / 0003 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: 36.24779481 -95.77101474 LOT 7 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | 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>R24 202</td> <td>NEW DTCH ACC BLDG 42X85</td> <td>07/2024</td> <td></td> <td>340,000</td> </tr> <tr> <td>R22 368</td> <td>R23 NEW SFR 3934 SQ FT</td> <td>09/2022</td> <td>03/2023</td> <td>550,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R24 202 | NEW DTCH ACC BLDG 42X85 | 07/2024 | | 340,000 | R22 368 | R23 NEW SFR 3934 SQ FT | 09/2022 | 03/2023 | 550,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R24 202 | NEW DTCH ACC BLDG 42X85 | 07/2024 | | 340,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R22 368 | R23 NEW SFR 3934 SQ FT | 09/2022 | 03/2023 | 550,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>197,195</td> <td>197,195</td> <td>11%</td> <td>21,691</td> <td>Assessed</td> <td>130,038</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>984,974</td> <td>984,974</td> <td></td> <td>108,347</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>269,132</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>1,182,169</td> <td>1,182,169</td> <td></td> <td>130,038</td> <td>Total Taxable</td> <td>130,038</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12,739.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2024 | Land Value | 197,195 | 197,195 | 11% | 21,691 | Assessed | 130,038 | Year Frozen | | Improvements | 984,974 | 984,974 | | 108,347 | Penalty | 0 | Uncapped Value | 269,132 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | TIF Project ID | 0 | Total Value | 1,182,169 | 1,182,169 | | 130,038 | Total Taxable | 130,038 | | | | | | | | | 12,739.00 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SIXTHDAY PROPERTIES LLC</td> <td>02/28/2023</td> <td>911,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>08/30/2022</td> <td>106,000</td> <td></td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | SIXTHDAY PROPERTIES LLC | 02/28/2023 | 911,500 | YES | / | C.A.B.O. DEVELOPMENT COMPANY LI | 08/30/2022 | 106,000 | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2024 | Land Value | 197,195 | 197,195 | 11% | 21,691 | Assessed | 130,038 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 984,974 | 984,974 | | 108,347 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 269,132 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 1,182,169 | 1,182,169 | | 130,038 | Total Taxable | 130,038 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 12,739.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | SIXTHDAY PROPERTIES LLC | 02/28/2023 | 911,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | C.A.B.O. DEVELOPMENT COMPANY LI | 08/30/2022 | 106,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660105761</td> <td>SPENCER, MATTHEW & HALI</td> <td>3</td> <td>871,618</td> <td>0</td> <td>95,878</td> <td>9,392.00</td> </tr> <tr> <td>2024</td> <td>2024-660105761</td> <td>SPENCER, MATTHEW & HALI</td> <td>3</td> <td>911,584</td> <td>0</td> <td>100,274</td> <td>9,633.00</td> </tr> <tr> <td>2023</td> <td>2023-660105761</td> <td>SPENCER, MATTHEW & HALI</td> <td>3</td> <td>5,090</td> <td>0</td> <td>560</td> <td>52.00</td> </tr> <tr> <td>2022</td> <td>2022-660105761</td> <td>SIXTHDAY PROPERTIES LLC</td> <td>3</td> <td>5,090</td> <td>0</td> <td>560</td> <td>55.00</td> </tr> </tbody> </table> | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660105761 | SPENCER, MATTHEW & HALI | 3 | 871,618 | 0 | 95,878 | 9,392.00 | 2024 | 2024-660105761 | SPENCER, MATTHEW & HALI | 3 | 911,584 | 0 | 100,274 | 9,633.00 | 2023 | 2023-660105761 | SPENCER, MATTHEW & HALI | 3 | 5,090 | 0 | 560 | 52.00 | 2022 | 2022-660105761 | SIXTHDAY PROPERTIES LLC | 3 | 5,090 | 0 | 560 | 55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660105761 | SPENCER, MATTHEW & HALI | 3 | 871,618 | 0 | 95,878 | 9,392.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660105761 | SPENCER, MATTHEW & HALI | 3 | 911,584 | 0 | 100,274 | 9,633.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660105761 | SPENCER, MATTHEW & HALI | 3 | 5,090 | 0 | 560 | 52.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660105761 | SIXTHDAY PROPERTIES LLC | 3 | 5,090 | 0 | 560 | 55.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Lot Data | | Square-Foot - NBHD 1041 #1 | |
|-----------------|----------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.5395 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LOT TYPE | | 0 |
| | GATED | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 23,502.00 x 4.35 = 102,234 | | |
| Factor Value | | | |
| Adjustments | 1.9289 | | |
| Lot Value | 197,195 | | |



\\tsclient\T\ROB STUFF\2023-3-28\IMG_0004.JPG 3/28/2023

| Residential Data | |
|------------------|---------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 5 - Very Good |
| Quality | 6 - Excellent |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 70% Veneer, Masonry 30% Frame, Stucco |
| Base/Total Area | 3,910 / 3,910 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,910 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 5 / 4.0 / 1.0 |
| Basement Area | |
| Garage Type | 910 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2023 / 1 |

GRM Approach

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

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | AO3 Residential |
| Adjusted R | 0.8747 |
| Indicated Value | 862,700 220.64 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 927,520 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 715,842 |
| Lot Value | 197,195 |
| Indicated Value | 913,037 233.51 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 913,037 233.51 Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|--------------------|---|---------|
| Base Cost | 123.04 | Total Misc Impr | + | 31,235 |
| Roofing Adj | + 7.28 | Garage Cost | + | 92,083 |
| Subfloor Adj | + -8.42 | Total RCN | = | 723,073 |
| Heat/Cool Adj | + 21.74 | Depreciation (1%) | - | 7,231 |
| Plumbing Adj | + 9.75 | Lump Sums | + | 0 |
| Basement Adj | + 0.00 | RCNLD | = | 715,842 |
| Adj Base Cost | = 153.39 | Lot Value | + | 197,195 |
| Total Area | x 3,910 | Indicated Value | = | 913,037 |
| Adjusted Cost | = 599,755 | Value Per SqFt | | 233.51 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------|-----------|------|--------|-------|-----------|------|--------|
| PRCH | Slab Porch - Covered | 156655 | 9x3 | | 27 | 47.04 | | 1,270 |
| PRCH | Slab Porch - Covered | 156656 | 474 | | 474 | 44.37 | | 21,031 |
| FPPF | Fireplace - Prefabricated | | | 1 2023 | 1 | 8,933.68 | | 8,934 |



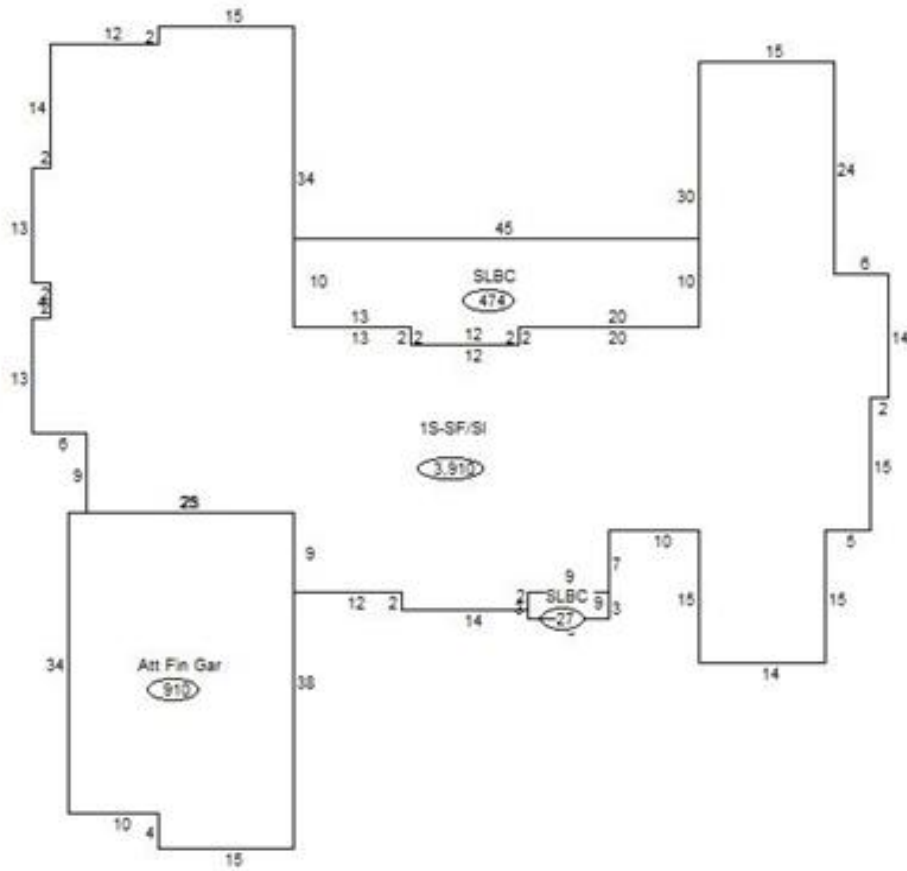
Rogers
Assessment Property Record Card for Tax Year 2026

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Sketch Image

660105761



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 3,910 | 1.000 | 3,910 |
| 2 | M | PRCH | | 20 | SLBC | 27 | 1.000 | 27 |
| 3 | M | PRCH | | 20 | SLBC | 474 | 1.000 | 474 |
| 4 | G | 5 | | 20 | Att Fin Gar | 910 | 1.000 | 910 |
| Total Building Area | | | | | | 3,910 | | 3,910 |



Rogers

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| Lot Data | Primary Image |
|---|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LOT TYPE GATED Method Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Stucco |
| Base/Total Area | 2,160 / 2,160 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,160 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 1 / 1.0 / 1.0 |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2025 / 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 | 98.95 | Total Misc Impr | + 15,416 | | | | |
| Roofing Adj | + 4.61 | Garage Cost | + 0 | | | | |
| Subfloor Adj | + -2.19 | Total RCN | = 271,851 | | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (1%) | - 2,719 | | | | |
| Plumbing Adj | + 4.71 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 269,132 | | | | |
| Adj Base Cost | = 118.72 | Lot Value | + 0 | | | | |
| Total Area | x 2,160 | Indicated Value | = 269,132 | | | | |
| Adjusted Cost | = 256,435 | Value Per SqFt | 124.60 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 269,132 | | |
| Lot Value | | | |
| Indicated Value | 269,132 | 124.60 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 269,132 | 124.60 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-------------|-----------|------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 185265 | 612 | | 612 | 25.19 | | 15,416 |



Rogers

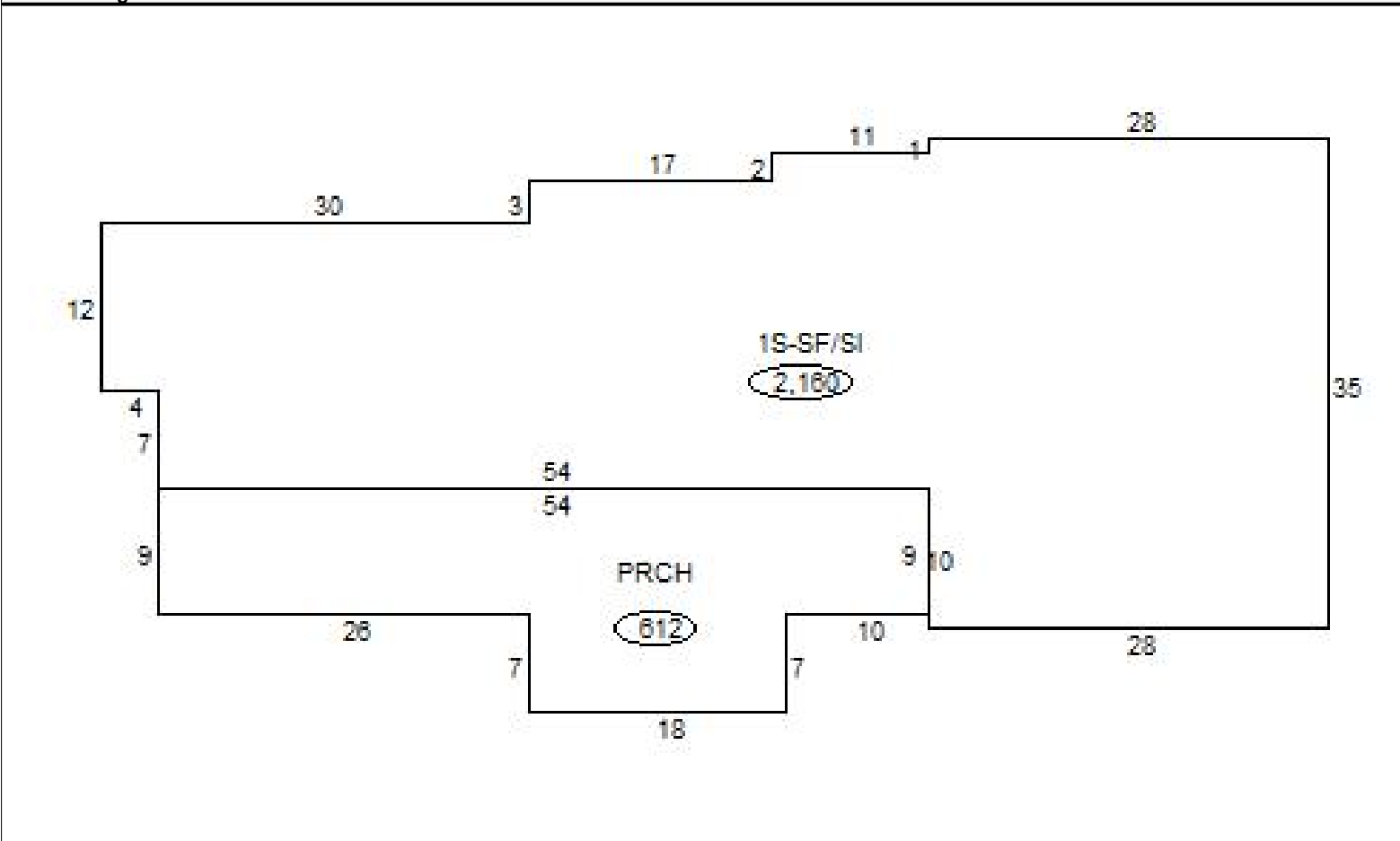
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 2,160 | 1.000 | 2,160 |
| 2 | M | PRCH | | 20 | PRCH | 612 | 1.000 | 612 |
| Total Building Area | | | | | | 2,160 | | 2,160 |