



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																				
Account 660105784 Parcel ID 000000-0006-007-0-000-00 Cadastral ID 01-20-14-04430 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337734 LEWEY, JEFFERY KYLE & TIFFANY ANN 6429 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06429 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0007 / 0006 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\2022-4-8\IMG_0001.JPG 4/8/2022</p>																				
Legal Description Lat/Long: 36.24715700 -95.77228017										Building Permits														
LOT 7 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON				<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 73</td> <td>R23 NEW POOL</td> <td>09/2022</td> <td>09/2023</td> <td>80,000</td> </tr> <tr> <td>R21 000208</td> <td>R23- NEW 3766 SQ FT SFR</td> <td>08/2021</td> <td>04/2022</td> <td>450,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 73	R23 NEW POOL	09/2022	09/2023	80,000	R21 000208	R23- NEW 3766 SQ FT SFR	08/2021	04/2022	450,000
Number	Description	Opened	Closed	Amount																				
R22 73	R23 NEW POOL	09/2022	09/2023	80,000																				
R21 000208	R23- NEW 3766 SQ FT SFR	08/2021	04/2022	450,000																				
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	SIXTHDAY PROPERTIES LLC	03/24/2022	800,000	YES															
					/	C.A.B.O. DEVELOPMENT COMPANY LI	06/02/2021	106,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2023		Land Value	119,758	119,758	11%	13,173	Assessed	88,997 8,718.15															
Year Frozen			Improvements	694,582	689,301		75,824	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00															
TIF Project ID	0		Total Value	814,340	809,059		88,997	Total Taxable	88,997 8,718.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660105784	LEWEY, JEFFERY KYLE &			3	770,533	0	84,759	8,303.00															
2024	2024-660105784	LEWEY, JEFFERY KYLE &			3	806,179	0	88,680	8,519.00															
2023	2023-660105784	LEWEY, JEFFERY KYLE &			3	800,000	0	88,000	8,246.00															
2022	2022-660105784	LEWEY, JEFFERY KYLE &			3	5,090	0	560	55.00															



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5645		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	24,591.00 x 4.35 = 106,971		
Factor Value			
Adjustments	1.1195		
Lot Value	119,758		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Frame, Siding, Wood
Base/Total Area	2,243 / 3,884
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,243
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	919 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	746,745	192.26	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,064,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.02	Total Misc Impr	+ 29,540
Roofing Adj	+ 3.63	Garage Cost	+ 55,756
Subfloor Adj	+ -2.67	Total RCN	= 566,174
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 11,323
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 554,851
Adj Base Cost	= 123.81	Lot Value	+ 119,758
Total Area	x 3,884	Indicated Value	= 674,609
Adjusted Cost	= 480,878	Value Per SqFt	173.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	554,851		
Lot Value	119,758		
Indicated Value	674,609	173.69	Per SqFt
Agland Value			
Site Improvements	139,731		
Total Value	814,340	209.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154086	415		415	34.82		14,450
PRCH	Slab Porch - Covered	154087	18x3		54	36.48		1,970
PRCH	Slab Porch - Covered	154088	150		150	35.99		5,399
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721



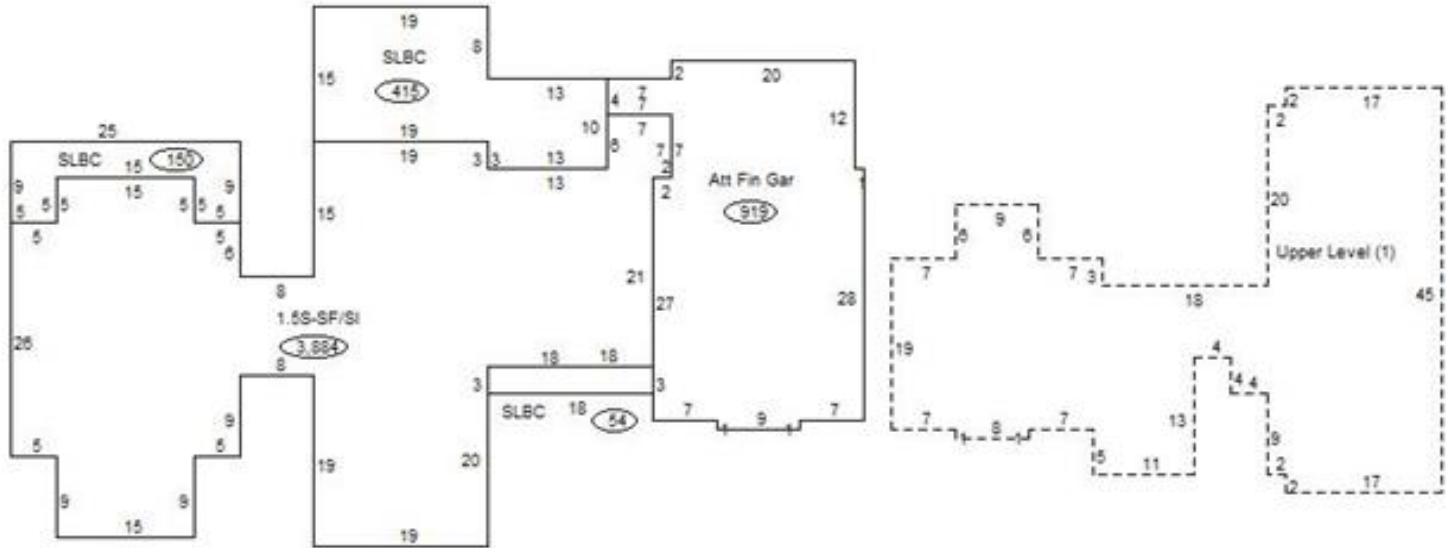
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,243	1.732	3,884
2	M	PRCH		20	SLBC	415	1.000	415
3	M	PRCH		20	SLBC	54	1.000	54
4	M	PRCH		20	SLBC	150	1.000	150
5	G	5		20	Att Fin Gar	919	1.000	919
6	U	^UL		20	Upper Level (1)	1,641	1.000	1,641
Total Building Area						2,243		3,884



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		447
	Qual	6	Cond 6	Year 2023	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (69.49 x 447)		31,062	31,062	1,553	29,509
	PLHR	Pool House - Residential	25x30x8	Concrete	Composition Shingle	750
	Qual	5	Cond 5	Year 2023	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (139.10 x 750)		104,325	104,325	1,043	103,282
	PRCH	Slab Porch - Covered	12x20x8	Concrete	Composition Shingle	240
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (32.13 x 240)		7,711	7,711	771	6,940