



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:00
Page 1

Assessment Data					Primary Image																																																	
Account 660106264 Parcel ID 000000-0002-007-0-000-00 Cadastral ID 01-20-14-04770 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342776 WESTERFIELD, LUKE T & JENNIFER N TRUST 19032 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 19032 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.24087944 -95.76479044 LOT 7 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV										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>R23 071</td> <td>R24 NEW SFR 2711 SQ FT</td> <td>03/2023</td> <td>11/2023</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 071	R24 NEW SFR 2711 SQ FT	03/2023	11/2023	230,000																														
Number	Description	Opened	Closed	Amount																																																		
R23 071	R24 NEW SFR 2711 SQ FT	03/2023	11/2023	230,000																																																		
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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>EXECUTIVE HOMES LLC</td> <td>09/29/2023</td> <td>688,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O DEVELOPMENT COMPANY LL</td> <td>10/07/2022</td> <td>180,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	09/29/2023	688,500	YES	/	C.A.B.O DEVELOPMENT COMPANY LL	10/07/2022	180,000	WB																				
Code	Type	Active	Maximum	Exemption																																																		
H	Homestead	Yes	1,000	1,000																																																		
Bk/Pg	Grantor	Date	Price	Code																																																		
/	EXECUTIVE HOMES LLC	09/29/2023	688,500	YES																																																		
/	C.A.B.O DEVELOPMENT COMPANY LL	10/07/2022	180,000	WB																																																		
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>141,638</td> <td>141,638</td> <td>11%</td> <td>15,580</td> <td>Assessed</td> <td>76,586 7,502.36</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>573,925</td> <td>554,603</td> <td></td> <td>61,006</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>715,563</td> <td>696,241</td> <td></td> <td>76,586</td> <td>Total Taxable</td> <td>75,586 7,404.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2024	Land Value	141,638	141,638	11%	15,580	Assessed	76,586 7,502.36	Year Frozen		Improvements	573,925	554,603		61,006	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	715,563	696,241		76,586	Total Taxable	75,586 7,404.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	2024	Land Value	141,638	141,638	11%	15,580	Assessed	76,586 7,502.36																																														
Year Frozen		Improvements	573,925	554,603		61,006	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																														
TIF Project ID	0	Total Value	715,563	696,241		76,586	Total Taxable	75,586 7,404.00																																														
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>2025-660106264</td> <td>WESTERFIELD, LUKE T & JENNIFER N</td> <td>3</td> <td>675,963</td> <td>1000</td> <td>73,356</td> <td>7,186.00</td> </tr> <tr> <td>2024</td> <td>2024-660106264</td> <td>WESTERFIELD, LUKE T & JENNIFER N</td> <td>3</td> <td>719,358</td> <td>1000</td> <td>78,130</td> <td>7,506.00</td> </tr> <tr> <td>2023</td> <td>2023-660106264</td> <td>EXECUTIVE HOMES LLC</td> <td>3</td> <td>4,470</td> <td>0</td> <td>492</td> <td>46.00</td> </tr> <tr> <td>2022</td> <td>2022-660106264</td> <td>C.A.B.O DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>4,470</td> <td>0</td> <td>492</td> <td>48.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106264	WESTERFIELD, LUKE T & JENNIFER N	3	675,963	1000	73,356	7,186.00	2024	2024-660106264	WESTERFIELD, LUKE T & JENNIFER N	3	719,358	1000	78,130	7,506.00	2023	2023-660106264	EXECUTIVE HOMES LLC	3	4,470	0	492	46.00	2022	2022-660106264	C.A.B.O DEVELOPMENT COMPANY LLC	3	4,470	0	492	48.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660106264	WESTERFIELD, LUKE T & JENNIFER N	3	675,963	1000	73,356	7,186.00																																															
2024	2024-660106264	WESTERFIELD, LUKE T & JENNIFER N	3	719,358	1000	78,130	7,506.00																																															
2023	2023-660106264	EXECUTIVE HOMES LLC	3	4,470	0	492	46.00																																															
2022	2022-660106264	C.A.B.O DEVELOPMENT COMPANY LLC	3	4,470	0	492	48.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:44:00
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5733		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,974.00 x 5.02 = 125,440		
Factor Value			
Adjustments	1.1291		
Lot Value	141,638		



\\tsclient\T\ROB STUFF\2023-11-21\IMG_0005.JPG 11/21/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,717 / 3,450
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,717
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	686 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	573,925		
Lot Value	141,638		
Indicated Value	715,563	207.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	715,563	207.41	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	116.55	Total Misc Impr	+	19,502
Roofing Adj	+ 5.57	Garage Cost	+	56,554
Subfloor Adj	+ -5.23	Total RCN	=	579,722
Heat/Cool Adj	+ 20.10	Depreciation (1%)	-	5,797
Plumbing Adj	+ 9.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	573,925
Adj Base Cost	= 145.99	Lot Value	+	141,638
Total Area	x 3,450	Indicated Value	=	715,563
Adjusted Cost	= 503,666	Value Per SqFt		207.41

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158986	17x6		102	45.53		4,644
PRCH	Slab Porch - Covered	158987	10x4		40	45.85		1,834
PRCH	Slab Porch - Covered	158988	21x14		294	44.30		13,024

