



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:08
Page 1

Assessment Data					Primary Image																								
Account 660106268 Parcel ID 000000-0002-011-0-000-00 Cadastral ID 01-20-14-04810 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342228 SIMCIK, MATTHEW & SHAWNA 19025 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19025 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-27\IMG_0005.JPG 6/27/2023</p>																								
Legal Description Lat/Long: 36.24025339 -95.76482550																													
LOT 11 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>R26 060</td> <td>NEW DTCH ACC BLDG 26X45</td> <td>02/2026</td> <td></td> <td>50,000</td> </tr> <tr> <td>R26 002</td> <td>NEW POOL</td> <td>01/2026</td> <td></td> <td>75,000</td> </tr> <tr> <td>R22 431</td> <td>R23 NEW SFR 3613 SQ FT</td> <td>12/2022</td> <td>06/2023</td> <td>235,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 060	NEW DTCH ACC BLDG 26X45	02/2026		50,000	R26 002	NEW POOL	01/2026		75,000	R22 431	R23 NEW SFR 3613 SQ FT	12/2022	06/2023	235,000
Number	Description	Opened	Closed	Amount																									
R26 060	NEW DTCH ACC BLDG 26X45	02/2026		50,000																									
R26 002	NEW POOL	01/2026		75,000																									
R22 431	R23 NEW SFR 3613 SQ FT	12/2022	06/2023	235,000																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	08/04/2023	657,500	YES																				
					/	C.A.B.O DEVELOPMENT COMPANY LL	10/07/2022	180,000	WB																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2024	Land Value	130,326	130,326	11%	14,336	Assessed	73,325	7,182.92																				
Year Frozen		Improvements	549,025	536,266		58,989	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																				
TIF Project ID	0	Total Value	679,351	666,592		73,325	Total Taxable	72,325	7,085.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660106268	SIMCIK, MATTHEW & SHAWNA			3	647,177	1000	70,190	6,876.00																				
2024	2024-660106268	SIMCIK, MATTHEW & SHAWNA			3	668,337	0	73,517	7,063.00																				
2023	2023-660106268	SIMCIK, MATTHEW & SHAWNA			3	4,470	0	492	46.00																				
2022	2022-660106268	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 10:44:08
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5698		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,820.00 x 5.04 = 125,086		
Factor Value			
Adjustments	1.0419		
Lot Value	130,326		



\\tsclient\T\ROB STUFF\2023-6-27\IMG_0005.JPG 6/27/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,503 / 3,470
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,503
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	707 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	549,025		
Lot Value	130,326		
Indicated Value	679,351	195.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	679,351	195.78	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	110.82	Total Misc Impr	+	28,776
Roofing Adj	+ 4.75	Garage Cost	+	45,686
Subfloor Adj	+ -3.31	Total RCN	=	554,571
Heat/Cool Adj	+ 18.45	Depreciation (1%)	-	5,546
Plumbing Adj	+ 7.65	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	549,025
Adj Base Cost	= 138.36	Lot Value	+	130,326
Total Area	x 3,470	Indicated Value	=	679,351
Adjusted Cost	= 480,109	Value Per SqFt		195.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	2023	1	7,583.24	7,583
PRCH	Slab Porch - Covered	157496		74		74	37.08	2,744
PRCH	Porch	157497		525		525	35.14	18,449



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

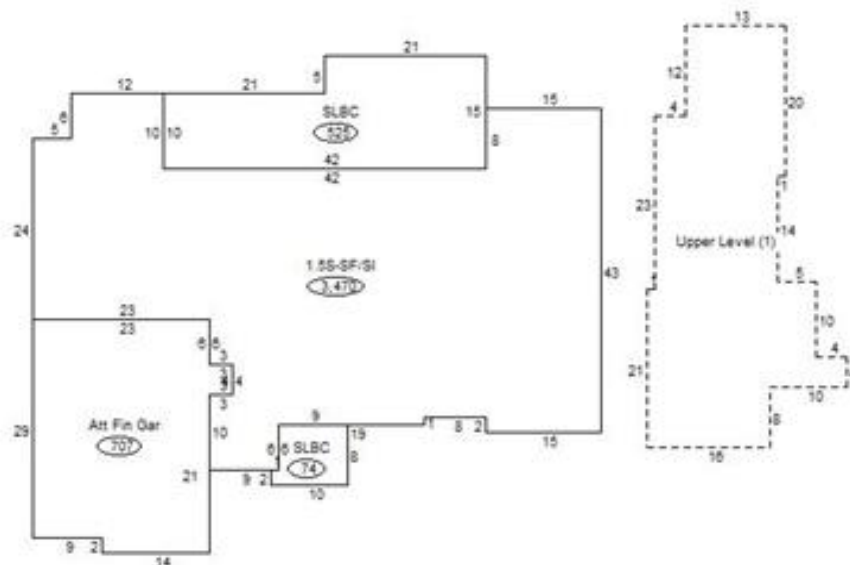
Date 04/18/2026

Time 10:44:08

Page 3

Sketch Image

660106268



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	2,503	1.386	3,470
2	U	^UL		20	Upper Level (1)	967	1.000	967
3	G	5		20	Att Fin Gar	707	1.000	707
4	M	PRCH		20	SLBC	74	1.000	74
5	M	PRCH		20	SLBC	525	1.000	525
Total Building Area						2,503		3,470