



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:44:17
 Page 1

Assessment Data					Primary Image																																																																
Account 660106273 Parcel ID 000000-0002-016-0-000-00 Cadastral ID 01-20-14-04860 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340548 FITZGERALD, RANDALL LEE & JANEENE KAY 19247 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19247 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0016 / 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\2023-3-22\IMG_0011.JPG 3/22/2023</p>																																																																
Legal Description Lat/Long: 36.24050958 -95.76245545 LOT 16 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV																																																																					
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	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>R22 047</td> <td>R23- NEW SFR 2625 SQ FT</td> <td>02/2022</td> <td>03/2023</td> <td>210</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 047	R23- NEW SFR 2625 SQ FT	02/2022	03/2023	210																																								
Code	Type	Active	Maximum	Exemption																																																																	
H	Homestead	Yes	1,000	1,000																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R22 047	R23- NEW SFR 2625 SQ FT	02/2022	03/2023	210																																																																	
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>128,096</td> <td>128,096</td> <td>11%</td> <td>14,091</td> <td>Assessed</td> <td>63,054 6,176.77</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>455,727</td> <td>445,116</td> <td></td> <td>48,963</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>583,823</td> <td>573,212</td> <td></td> <td>63,054</td> <td>Total Taxable</td> <td>62,054 6,079.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2024	Land Value	128,096	128,096	11%	14,091	Assessed	63,054 6,176.77	Year Frozen		Improvements	455,727	445,116		48,963	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	583,823	573,212		63,054	Total Taxable	62,054 6,079.00	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>EXECUTIVE HOMES LLC</td> <td>01/03/2023</td> <td>561,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O DEVELOPMENT COMPANY LL</td> <td>03/15/2022</td> <td>812,500</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	01/03/2023	561,500	YES	/	C.A.B.O DEVELOPMENT COMPANY LL	03/15/2022	812,500	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																													
Remove Cap	2024	Land Value	128,096	128,096	11%	14,091	Assessed	63,054 6,176.77																																																													
Year Frozen		Improvements	455,727	445,116		48,963	Penalty	0																																																													
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																																													
TIF Project ID	0	Total Value	583,823	573,212		63,054	Total Taxable	62,054 6,079.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	EXECUTIVE HOMES LLC	01/03/2023	561,500	YES																																																																	
/	C.A.B.O DEVELOPMENT COMPANY LL	03/15/2022	812,500	WB																																																																	
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>2025-660106273</td> <td>FITZGERALD, RANDALL LEE &</td> <td>3</td> <td>556,517</td> <td>1000</td> <td>60,217</td> <td>5,899.00</td> </tr> <tr> <td>2024</td> <td>2024-660106273</td> <td>FITZGERALD, RANDALL LEE &</td> <td>3</td> <td>569,400</td> <td>0</td> <td>62,634</td> <td>6,017.00</td> </tr> <tr> <td>2023</td> <td>2023-660106273</td> <td>FITZGERALD, RANDALL LEE &</td> <td>3</td> <td>4,470</td> <td>0</td> <td>492</td> <td>46.00</td> </tr> <tr> <td>2022</td> <td>2022-660106273</td> <td>EXECUTIVE HOMES 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	2025-660106273	FITZGERALD, RANDALL LEE &	3	556,517	1000	60,217	5,899.00	2024	2024-660106273	FITZGERALD, RANDALL LEE &	3	569,400	0	62,634	6,017.00	2023	2023-660106273	FITZGERALD, RANDALL LEE &	3	4,470	0	492	46.00	2022	2022-660106273	EXECUTIVE HOMES LLC	3	4,470	0	492	48.00																				
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660106273	FITZGERALD, RANDALL LEE &	3	556,517	1000	60,217	5,899.00																																																														
2024	2024-660106273	FITZGERALD, RANDALL LEE &	3	569,400	0	62,634	6,017.00																																																														
2023	2023-660106273	FITZGERALD, RANDALL LEE &	3	4,470	0	492	46.00																																																														
2022	2022-660106273	EXECUTIVE HOMES 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 10:44:17
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5414		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,583.00 x 5.18 = 122,241		
Factor Value			
Adjustments	1.0479		
Lot Value	128,096		



\\tsclient\T\ROB STUFF\2023-3-22\IMG_0011.JPG 3/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,636 / 2,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,636
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	908 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	

Cost Approach				Manual : 01/2025			
Base Cost	118.09	Total Misc Impr	+	24,419			
Roofing Adj	+ 6.15	Garage Cost	+	55,088			
Subfloor Adj	+ -4.53	Total RCN	=	460,330			
Heat/Cool Adj	+ 17.38	Depreciation (1%)	-	4,603			
Plumbing Adj	+ 7.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	455,727			
Adj Base Cost	= 144.47	Lot Value	+	128,096			
Total Area	x 2,636	Indicated Value	=	583,823			
Adjusted Cost	= 380,823	Value Per SqFt		221.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	455,727		
Lot Value	128,096		
Indicated Value	583,823	221.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	583,823	221.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156621	7x6		42	36.53		1,534
PRCH	Slab Porch - Covered	156622	28x14		392	34.90		13,681
PATO	Slab Porch - Open	156623	28x5		140	14.73		2,062
FPPF	Fireplace - Prefabricated			1 2023	1	7,141.75		7,142



Rogers

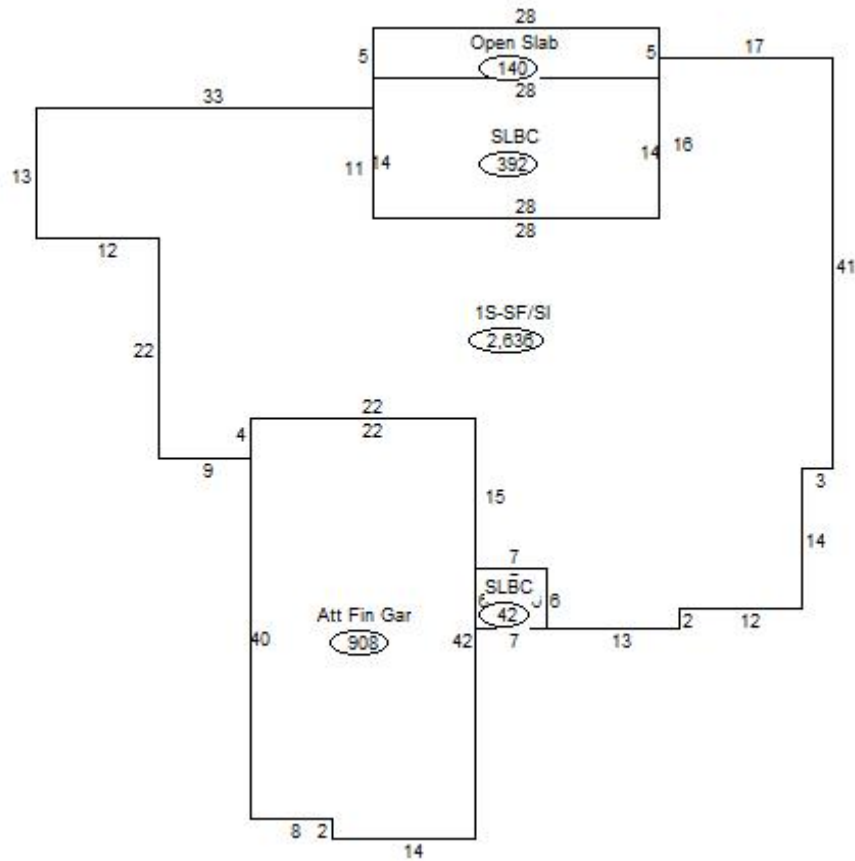
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:44:17
 Page 3

Sketch Image

660106273



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,636	1.000	2,636
2	G	5		20	Att Fin Gar	908	1.000	908
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	392	1.000	392
5	M	PATO		20	Open Slab	140	1.000	140
Total Building Area						2,636		2,636