



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:06:58  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660108149 <b>Parcel ID</b> 000223-0001-001-0-000-00 <b>Cadastral ID</b> 02-20-14-06010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 345140 OBERSTE, SCOTT M & SARAH L  6585 N AUDUBON TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06585 N AUDOBON TRL <b>Subdivision</b> COVES AT STONE CANYON PHASE I <b>Lot/Block</b> 0001 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660108149_001.JPG 9/18/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.24924393 -95.78459209 LOT 1 BLOCK 1 THE COVES AT STONE CANYON PHASE I																																																						
					<b>Building Permits</b> <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>R25 015</td> <td>NEW POOL</td> <td>03/2025</td> <td>12/2025</td> <td>25,000</td> </tr> <tr> <td>R23</td> <td>R24 NEW SFR</td> <td>09/2023</td> <td>08/2024</td> <td>1,140,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 015	NEW POOL	03/2025	12/2025	25,000	R23	R24 NEW SFR	09/2023	08/2024	1,140,000																														
Number	Description	Opened	Closed	Amount																																																		
R25 015	NEW POOL	03/2025	12/2025	25,000																																																		
R23	R24 NEW SFR	09/2023	08/2024	1,140,000																																																		
<b>Exemptions</b> <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	<b>Sale History</b> <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>TRUE NORTH HOMES LLC</td> <td>08/23/2024</td> <td>1,460,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>09/06/2023</td> <td>250,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	TRUE NORTH HOMES LLC	08/23/2024	1,460,000	YES	/	C.A.B.O. DEVELOPMENT COMPANY LI	09/06/2023	250,000	15																				
Code	Type	Active	Maximum	Exemption																																																		
H	Homestead	Yes	1,000	1,000																																																		
Bk/Pg	Grantor	Date	Price	Code																																																		
/	TRUE NORTH HOMES LLC	08/23/2024	1,460,000	YES																																																		
/	C.A.B.O. DEVELOPMENT COMPANY LI	09/06/2023	250,000	15																																																		
<b>Parcel Valuation</b> <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>2025</td> <td>Land Value</td> <td>205,056</td> <td>205,056</td> <td>11%</td> <td>22,556</td> <td>Assessed</td> <td>171,334 16,783.88</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>1,371,383</td> <td>1,352,531</td> <td></td> <td>148,778</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>53,787</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</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>1,576,439</td> <td>1,557,587</td> <td>171,334</td> <td></td> <td>Total Taxable</td> <td>170,334 16,686.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value	205,056	205,056	11%	22,556	Assessed	171,334 16,783.88	Year Frozen		Improvements	1,371,383	1,352,531		148,778	Penalty	0	Uncapped Value	53,787	Mobile Home	0	0	0	0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	1,576,439	1,557,587	171,334		Total Taxable	170,334 16,686.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	2025	Land Value	205,056	205,056	11%	22,556	Assessed	171,334 16,783.88																																														
Year Frozen		Improvements	1,371,383	1,352,531		148,778	Penalty	0																																														
Uncapped Value	53,787	Mobile Home	0	0	0	0	Exemption	1,000 -98.00																																														
TIF Project ID	0	Total Value	1,576,439	1,557,587	171,334		Total Taxable	170,334 16,686.00																																														
<b>Assessment History</b> <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>2025-660108149</td> <td>OBERSTE, SCOTT M &amp; SARAH L</td> <td>3</td> <td>1,460,000</td> <td>1000</td> <td>159,600</td> <td>15,634.00</td> </tr> <tr> <td>2024</td> <td>2024-660108149</td> <td>OBERSTE, SCOTT M &amp; SARAH L</td> <td>3</td> <td>8,341</td> <td>0</td> <td>918</td> <td>88.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660108149	OBERSTE, SCOTT M & SARAH L	3	1,460,000	1000	159,600	15,634.00	2024	2024-660108149	OBERSTE, SCOTT M & SARAH L	3	8,341	0	918	88.00																					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660108149	OBERSTE, SCOTT M & SARAH L	3	1,460,000	1000	159,600	15,634.00																																															
2024	2024-660108149	OBERSTE, SCOTT M & SARAH L	3	8,341	0	918	88.00																																															



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:06:58  
Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.4779	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	20,818.00 x 4.35 = 90,558	
Factor Value		
Adjustments	2.2644	
Lot Value	205,056	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7.5 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,032 / 4,688
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,032
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	1,100 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2024 / 1

Cost Approach		Manual : 01/2025	
Base Cost	189.57	Total Misc Impr	+ 79,605
Roofing Adj	+ 5.72	Garage Cost	+ 244,937
Subfloor Adj	+ -17.06	Total RCN	= 1,328,149
Heat/Cool Adj	+ 25.66	Depreciation ( 1%)	- 13,281
Plumbing Adj	+ 10.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,314,868
Adj Base Cost	= 214.08	Lot Value	+ 205,056
Total Area	x 4,688	Indicated Value	= 1,519,924
Adjusted Cost	= 1,003,607	Value Per SqFt	324.22



660108149\_001.JPG 9/18/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,226,748	261.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,253,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,314,868		
Lot Value	205,056		
Indicated Value	1,519,924	324.22	Per SqFt
Agland Value			
Site Improvements	56,515		
Total Value	1,576,439	336.27	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1	1	0.00	
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49	9,658
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41	9,630
ODRK	Outdoor Kitchen	0		1	1	9,500.00	9,500
PRCH	Porch	160752	16x12		192	45.97	8,826
PRCH	Porch	160753	110		110	46.50	5,115
PRCH	Porch	160754	729		729	43.21	31,500
GENR	Generator - Residential Standby			1	1	5,376.00	5,376



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

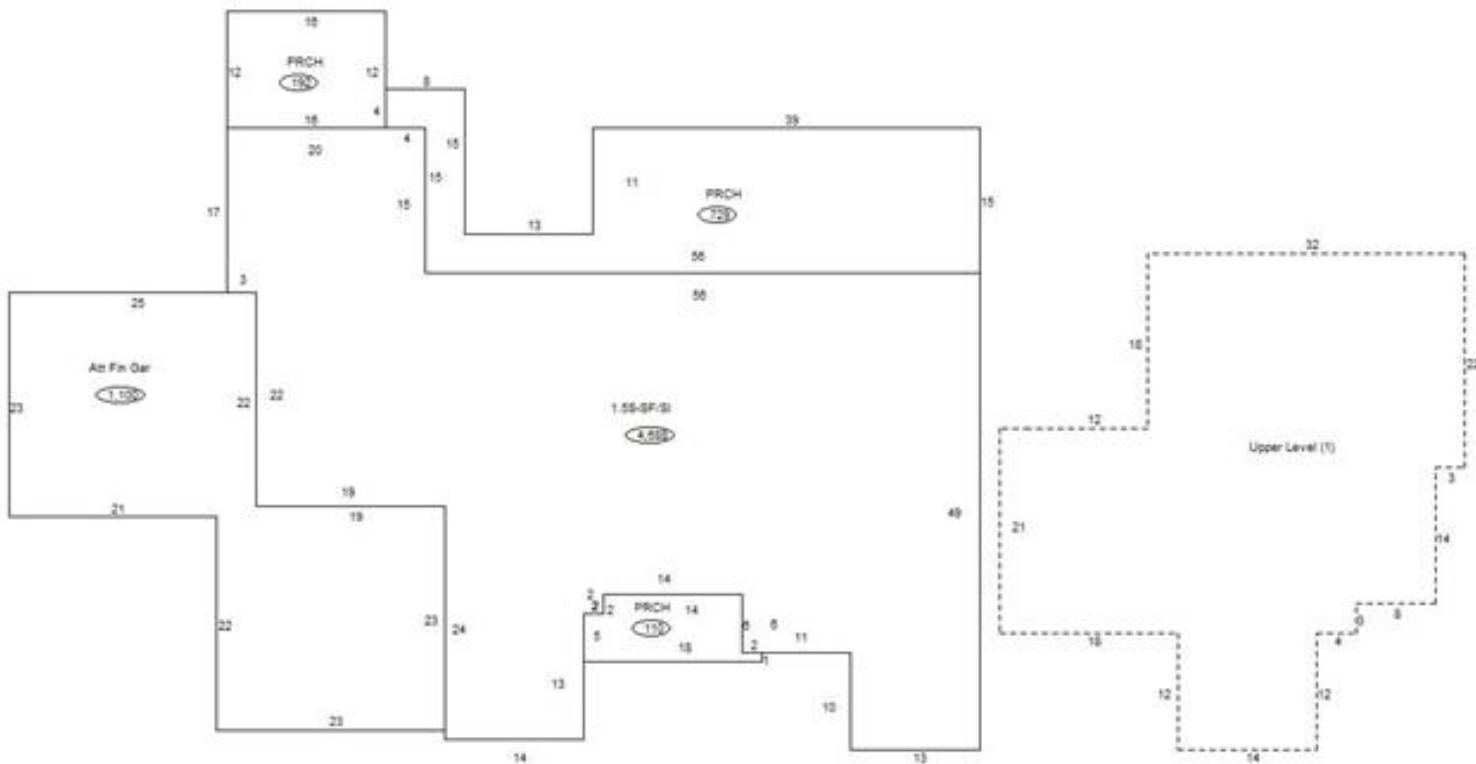
Date 04/18/2026

Time 11:06:58

Page 3

Sketch Image

660108149



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,032	1.546	4,688
2	G	5		13	Att Fin Gar	1,100	1.000	1,100
3	U	^UL		13	Upper Level (1)	1,656	1.000	1,656
4	M	PRCH		13	PRCH	192	1.000	192
5	M	PRCH		13	PRCH	110	1.000	110
6	M	PRCH		13	PRCH	729	1.000	729
<b>Total Building Area</b>						<b>3,032</b>		<b>4,688</b>



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:06:58  
 Page 4

660108149

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x40x6	Concrete		1,040
	Qual	5	Cond 4	Year 2025	Eff Age 1	
	<b>Valuation Summary</b> Base Cost (54.44 x 1,040) 56,618		<b>Modifier Total</b>	<b>RCN</b> 56,618	<b>Depr (5% Phys/ % Func)</b> 2,831	<b>RCNLD</b> 53,787
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (3,100.00 x 1) 3,100		<b>Modifier Total</b>	<b>RCN</b> 3,100	<b>Depr (12% Phys/ % Func)</b> 372	<b>RCNLD</b> 2,728