



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:09:00  
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Assessment Data				Primary Image						
Account	660108213			<p>660108213_001.JPG 11/27/2024</p>						
Parcel ID	000223-0011-001-0-000-00									
Cadastral ID	01-20-14-06650									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	345221									
PREGLER, MATTHEW & ANGELA										
6587 N WHITE TAIL CV OWASSO OK 74055-0000										
Parcel Location										
Situs	06587 N WHITE TAIL CV									
Subdivision	COVES AT STONE CANYON PHASE I									
Lot/Block	0001 / 0011	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1041 - R-V01,4-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.24917997 -95.77610594				Building Permits						
LOT 1 BLOCK 11 THE COVES AT STONE CANYON PHASE I				Number	Description	Opened	Closed	Amount		
				R23 347	R24 NEW SFR 3863 SQ FT	12/2023	11/2024	688,800		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BIRCH COMPANY LLC	08/30/2024	915,000	YES	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	11/30/2023	133,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025		Land Value	257,603	257,603	11%	Assessed	104,256	10,212.92	
Year Frozen			Improvements	690,178	690,178		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	947,781	947,781	104,256	Total Taxable	104,256	10,213.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108213	PREGLER, MATTHEW & ANGELA			3	915,062	0	100,656	9,860.00	
2024	2024-660108213	PREGLER, MATTHEW & ANGELA			3	8,341	0	918	88.00	



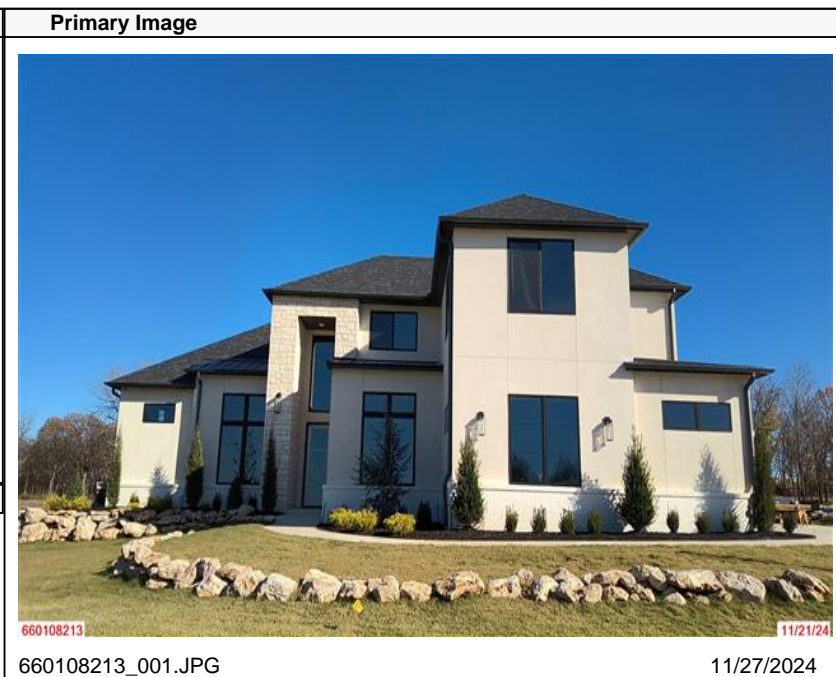
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6401	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	27,881.00 x 4.35 = 121,282	
Factor Value		
Adjustments	2.1240	
Lot Value	257,603	



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	3,134 / 3,862
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,134
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	826 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	890,714	230.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	913,960		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.82	Total Misc Impr	+ 54,079
Roofing Adj	+ 6.07	Garage Cost	+ 83,583
Subfloor Adj	+ -7.07	Total RCN	= 697,150
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 6,972
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 690,178
Adj Base Cost	= 144.87	Lot Value	+ 257,603
Total Area	x 3,862	Indicated Value	= 947,781
Adjusted Cost	= 559,488	Value Per SqFt	245.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	690,178		
Lot Value	257,603		
Indicated Value	947,781	245.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	947,781	245.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1 2024	1	9,630.41		9,630
ODRK	Outdoor Kitchen	0		1 2024	1	9,500.00		9,500
PRCH	Porch	161621	6x5		30	47.02		1,411
PRCH	Porch	161622	16x6		96	46.59		4,473
PRCH	Porch	161623	453		453	44.44		20,131



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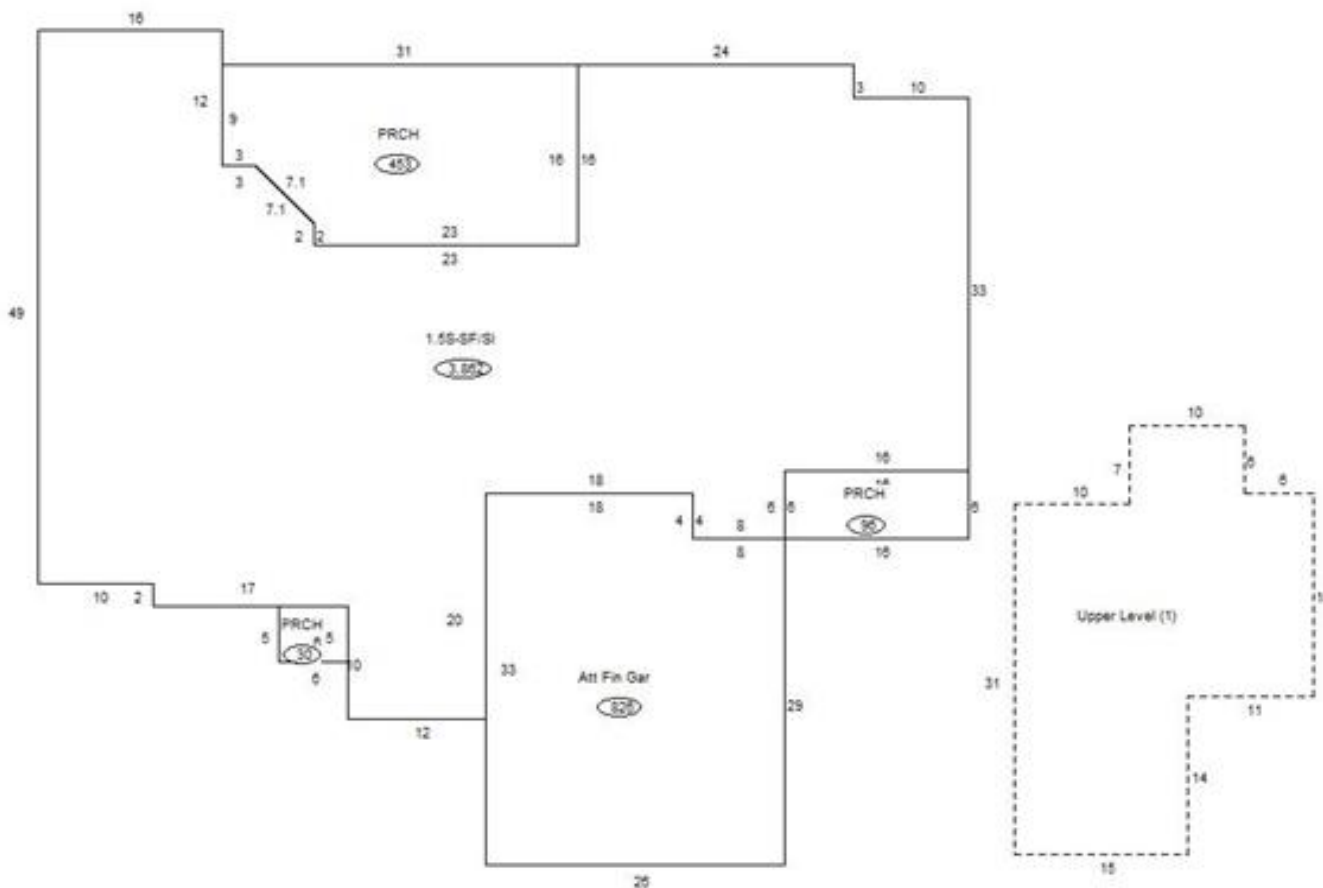
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### Sketch Image

660108213



### 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	3,134	1.232	3,862
2	U	^UL		13	Upper Level (1)	728	1.000	728
3	G	5		13	Att Fin Gar	826	1.000	826
4	M	PRCH		13	PRCH	30	1.000	30
5	M	PRCH		13	PRCH	96	1.000	96
6	M	PRCH		13	PRCH	453	1.000	453
<b>Total Building Area</b>						<b>3,134</b>		<b>3,862</b>