



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:10:41  
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Assessment Data				Primary Image					
Account	660108290								
Parcel ID	000064-0001-008-0-000-00								
Cadastral ID	02-20-14-08080								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	342859								
BAX, ANDY & ANGELA									
8440 S 69TH E AVE TULSA OK 74133-0000									
Parcel Location									
Situs	05824 N EAGLE RD								
Subdivision	BLUFFS AT STONE CANYON PHASE IV (THE)								
Lot/Block	0008 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1218 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.23905434 -95.78538963				Building Permits					
LOT 8 BLOCK 1 THE BLUFFS AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount	
				R25 377	NEW SFR 6905 SQ FT	11/2025		1,400,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/06/2023	350,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024		Land Value	350,000	350,000	11%	Assessed	38,500	3,771.46
Year Frozen			Improvements	0	0	0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	350,000	350,000	38,500	Total Taxable	38,500	3,771.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108290	BAX, ANDY & ANGELA			3	350,000	0	38,500	3,771.00
2024	2024-660108290	BAX, ANDY & ANGELA			3	350,000	0	38,500	3,699.00



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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.2556							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS 0							
	0							
Method	Square-Foot							
Base Lot Value	54,696.00 x 5.78 = 316,056	660108290_001.JPG 9/18/2025						
Factor Value		<b>GRM Approach</b>						
Adjustments	1.1074	GRM Code						
Lot Value	350,000	Gross Rent 0.00						
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	6 - Excellent	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model A Adam Test						
Base/Total Area /		Adjustment Model 1 2022 Residential						
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		<b>Value Reconciliation</b>						
Area on Slab		Selected Approach Cost Approach						
Fixture/RghIn /		Improvements						
Bed/F/H Bath / /		Lot Value 350,000						
Basement Area		Indicated Value 350,000 0.00 Per SqFt						
Garage Type		Agland Value						
Remodel		Site Improvements						
Year/Eff Age /		Total Value 350,000 0.00 Total Value Per SqFt						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	350,000				
Total Area	x	Indicated Value	=	350,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value