



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:11:00
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Assessment Data					Primary Image																																																	
Account 660108300 Parcel ID 000064-0002-004-0-000-00 Cadastral ID 02-20-14-08180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314077 VAN WHYE, HEATHER REVOCABLE TRUST 17934 ANTHEM RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 17641 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108300_001.JPG 9/18/2025</p>																																																	
Legal Description Lat/Long: 36.24138544 -95.78464650																																																						
LOT 4 BLOCK 2 THE BLUFFS 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	WILKINSON, CARRIE L	10/24/2024	500,000	YES																																													
					/	C.A.B.O. DEVELOPMENT COMPANY LI	10/17/2023	375,000	YES																																													
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>2025</td> <td>Land Value</td> <td>500,000</td> <td>500,000</td> <td>11%</td> <td>55,000</td> <td>Assessed</td> <td>55,000 5,387.80</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>0</td> <td>0</td> <td> </td> <td>0</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>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>500,000</td> <td>500,000</td> <td> </td> <td>55,000</td> <td>Total Taxable</td> <td>55,000 5,388.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value	500,000	500,000	11%	55,000	Assessed	55,000 5,387.80	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	500,000	500,000		55,000	Total Taxable	55,000 5,388.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660108300	VAN WHYE, HEATHER	3	500,000	0	55,000	5,388.00																																															
2024	2024-660108300	WILKINSON, CARRIE L	3	375,005	0	41,251	3,963.00																																															



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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	2.0554				
Topography					
Street Access					
Utilities					
Amenities	GATE/BLUFFS		0		
			0		
Method	Square-Foot				
Base Lot Value	89,535.00 x 3.91 = 349,688				
Factor Value					
Adjustments	1.4298				
Lot Value	500,000				

Residential Data	
Type	
Condition	6 - Excellent
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/



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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 500,000
Total Area	x	Indicated Value	= 500,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	500,000		
Indicated Value	500,000	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	500,000	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value