



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:52:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660090207 <b>Parcel ID</b> 000000-00-0-00731-001-0007 <b>Cadastral ID</b> 36-21-14-01060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 329992 SEADER REVOCABLE TRUST  18960 CHICKADEE CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18960 CHICKADEE CT <b>Subdivision</b> SETTLERS CREEK AT STONE CANYON <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25600238 -95.76191699 LOT 7 BLOCK 1 SETTLERS CREEK AT STONE CANYON																																																																																																																									
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.84	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	41,024.00 x 4.30 = 176,355	
Factor Value		
Adjustments	1.1329	
Lot Value	199,787	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,555 / 4,006
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,555
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	748,325 186.80 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	863,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.24	Total Misc Impr	+ 25,831	Roofing Adj	+ 4.19	Garage Cost	+ 33,826
Subfloor Adj	+ -2.92	Total RCN	= 612,605	Heat/Cool Adj	+ 18.45	Depreciation ( 13%)	- 79,639
Plumbing Adj	+ 9.07	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 532,966
Adj Base Cost	= 138.03	Lot Value	+ 199,787	Total Area	x 4,006	Indicated Value	= 732,753
		Value Per SqFt	182.91	Adjusted Cost	= 552,948		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	532,966		
Lot Value	199,787		
Indicated Value	732,753	182.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	732,753	182.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	115040		324	324	35.85		11,615
PATO	SLAB PORCH - OPEN	115041	23x13		299	12.43		3,717
PRCH	SLAB PORCH - COVERED	115042		62	62	37.12		2,301



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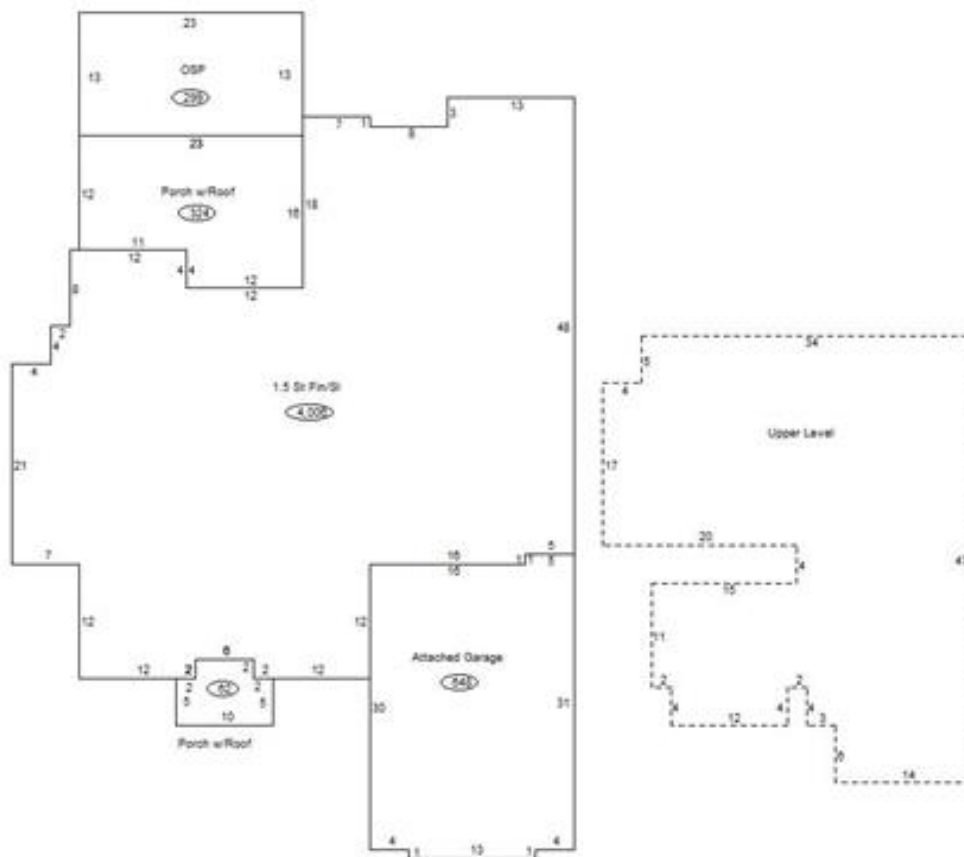
Date 04/18/2026

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### Sketch Image

660090207



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,555	1.568	4,006
2	M	PRCH		13	SLBC	324	1.000	324
3	M	PATO		13	Open Slab	299	1.000	299
4	M	PRCH		13	SLBC	62	1.000	62
5	G	1		13	Attached Garage	648	1.000	648
6	U	^UL		13	Upper Level	1,451	1.000	1,451
<b>Total Building Area</b>						<b>2,555</b>		<b>4,006</b>