



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:48:32
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Assessment Data					Primary Image																																																																																																																				
Account 660093363 Parcel ID 000000-00-0-00331-001-0003 Cadastral ID 36-21-14-02320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 279074 SANDERS, RICHARD S JR & DEBRA S TRUSTEES 18547 CROOKED OAK DR OWASSO OK 74055-0000 Parcel Location Situs 18547 E CROOKED OAK DR Subdivision GREYSTONE I AT STONE CANYON Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25134577 -95.76648906 LOT 3 BLOCK 1 GREYSTONE AT STONE CANYON I																																																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count		1
Units Buildable		1
Non-Ag Acres		0.8486
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	36,966.00 x 4.35 = 160,802	
Factor Value		
Adjustments	1.0000	
Lot Value		160,802



\\tsclient\C\TOMS PC PICS\2018-10-29 10-29-2018\10-29-2018 05 10/31/2018

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	3,687 / 4,906
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,687
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,345 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
Adusted R	0.8747
Indicated Value	953,654 194.39 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,164,410 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	748,616
Lot Value	160,802
Indicated Value	909,418 185.37 Per SqFt
Agland Value	
Site Improvements	29,995
Total Value	939,413 191.48 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.33	Total Misc Impr	+ 58,289
Roofing Adj	+ 5.10	Garage Cost	+ 87,829
Subfloor Adj	+ -4.82	Total RCN	= 822,655
Heat/Cool Adj	+ 20.10	Depreciation (9%)	- 74,039
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 748,616
Adj Base Cost	= 137.90	Lot Value	+ 160,802
Total Area	x 4,906	Indicated Value	= 909,418
Adjusted Cost	= 676,537	Value Per SqFt	185.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	116045	318		318	44.19		14,052
PRCH	SLAB PORCH - COVERED	116047	7x5		35	45.87		1,605
PRCH	SLAB PORCH - COVERED	116048	26x20		520	43.26		22,495
PATO	SLAB PORCH - OPEN	116049	138		138	16.52		2,280



Rogers

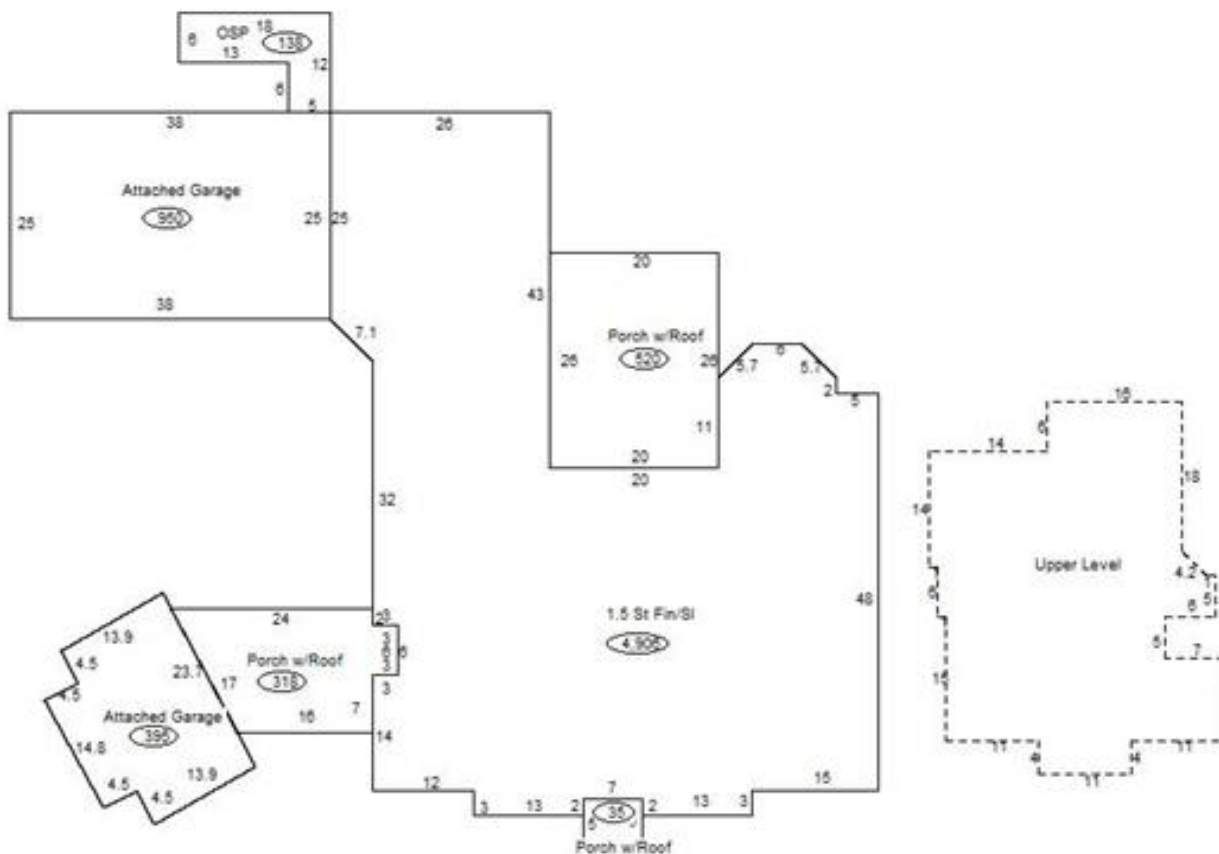
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	3,687	1.331	4,906
2	U	^UL		20	Upper Level	1,219	1.000	1,219
3	G	1		20	Attached Garage	950	1.000	950
4	M	PRCH		20	SLBC	318	1.000	318
5	G	1		20	Attached Garage	395	1.000	395
6	M	PRCH		20	SLBC	35	1.000	35
7	M	PRCH		20	SLBC	520	1.000	520
8	M	PATO		20	Open Slab	138	1.000	138
Total Building Area						3,687		4,906



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2020	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1) 30,000			30,000	6,300	23,700
	STGG	STG GOOD	14x6x0			84
	Qual 4	Cond 3	Year 2020	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 84) 786			786		786
	PRCH	SLAB PORCH - COVERED	0x0x0			290
	Qual 3	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (26.02 x 290) 7,546			7,546	2,037	5,509