




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:34:00
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095753 Parcel ID 000000-00-0-00847-001-0008 Cadastral ID 01-20-14-00840 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328311 WAGNER, JEREMY CLAY & MARILYN LEIGH 19101 E REDBERRY RD OWASSO OK 74055-0000 Parcel Location Situs 19101 E REDBERRY RD Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_001: 7/13/2021</p>																																																																																																												
Legal Description Lat/Long: 36.24778878 -95.76299726 TWIN CREEKS III @ STONE CANYON BLOCK 1 LOT 8																																																																																																																	
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 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7545		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	32,868.00 x 4.37 = 143,596		
Factor Value			
Adjustments	1.0000		
Lot Value	143,596		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_001: 7/13/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	2,422 / 3,922
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,422
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	888 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	533,783	136.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	714,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.92	Total Misc Impr	+ 20,054
Roofing Adj	+ 3.61	Garage Cost	+ 50,536
Subfloor Adj	+ -2.85	Total RCN	= 560,526
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 28,026
Plumbing Adj	+ 9.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 532,500
Adj Base Cost	= 124.92	Lot Value	+ 143,596
Total Area	x 3,922	Indicated Value	= 676,096
Adjusted Cost	= 489,936	Value Per SqFt	172.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	532,500		
Lot Value	143,596		
Indicated Value	676,096	172.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	676,096	172.39	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	121477	9x5		45	33.05		1,487
PRCH	SLAB PORCH - COVERED	121478	19x9		171	32.43		5,546
PATO	SLAB PORCH - OPEN	121479	9x3		27	14.39		389
PRCH	SLAB PORCH - COVERED	121480	166		166	32.46		5,388



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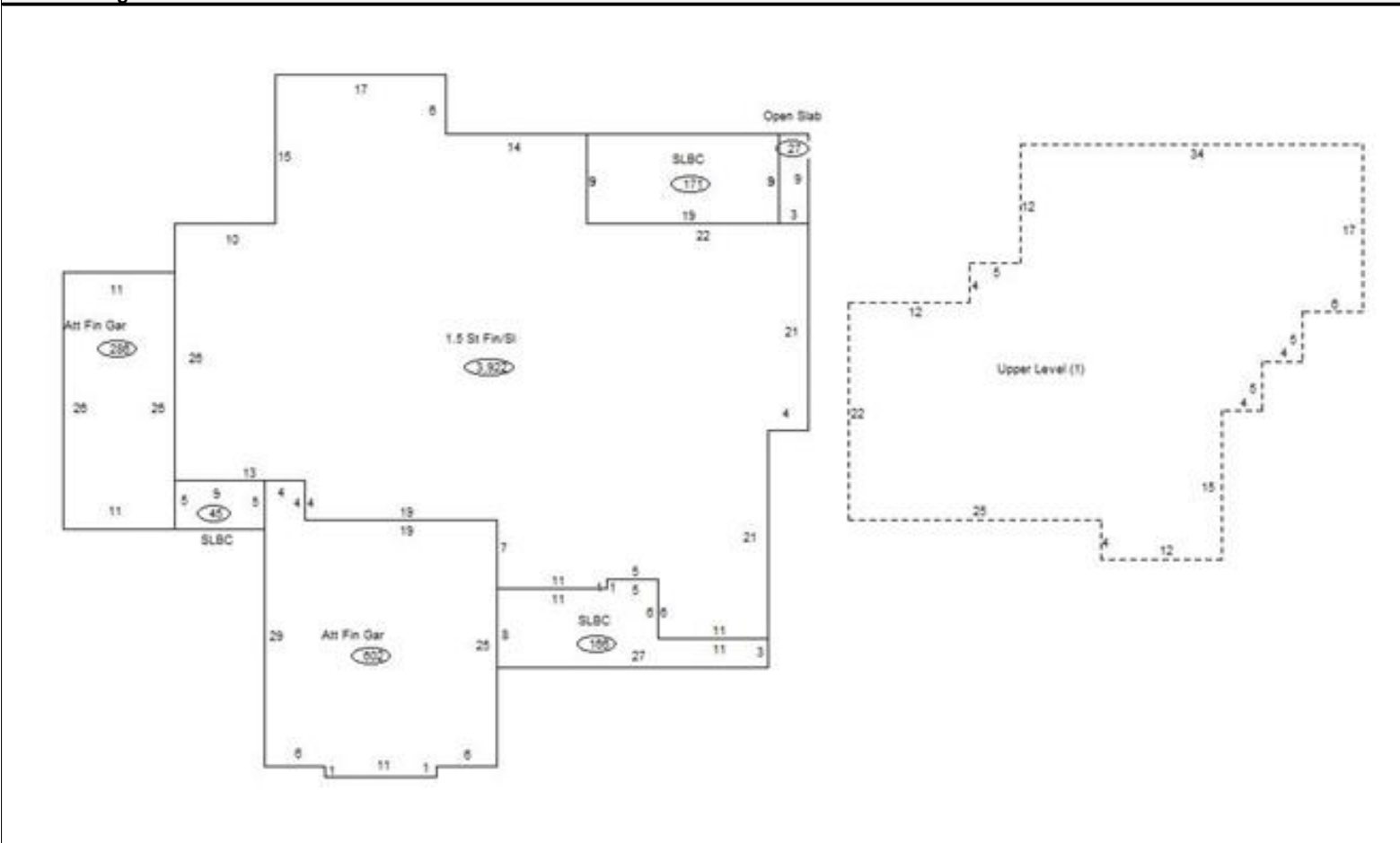
Date 04/18/2026

Time 08:34:01

Page 3

Sketch Image

660095753



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	2,422	1.619	3,922
2	U	^UL		13	Upper Level (1)	1,500	1.000	1,500
3	G	5		13	Att Fin Gar	602	1.000	602
4	G	5		13	Att Fin Gar	286	1.000	286
5	M	PRCH		13	SLBC	45	1.000	45
6	M	PRCH		13	SLBC	171	1.000	171
7	M	PATO		13	Open Slab	27	1.000	27
8	M	PRCH		13	SLBC	166	1.000	166
Total Building Area						2,422		3,922