



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:35:06
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Assessment Data					Primary Image																																																																																																												
Account 660095790 Parcel ID 000000-00-0-00067-001-0003 Cadastral ID 01-20-14-01020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310635 KILLION, ALAN & CATHARINE TRUSTEES KILLION FAMILY LIVING TRUST 18105 E FALCON PASS OWASSO OK 74055-0000																																																																																																																	
Parcel Location Situs 18105 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.24186484 -95.77595485 BLUFFS II AT STONE CANYON BLOCK 1 LOT 3					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>P19 000042</td> <td>R21- NEW POOL</td> <td>10/2019</td> <td>08/2020</td> <td>60,000</td> </tr> <tr> <td>R19 000213</td> <td>R21- NEW 5984 SQ FT SFR</td> <td>06/2019</td> <td>08/2020</td> <td>1,250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P19 000042	R21- NEW POOL	10/2019	08/2020	60,000	R19 000213	R21- NEW 5984 SQ FT SFR	06/2019	08/2020	1,250,000																																																																																									
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8463		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	36,864.00 x 7.00 = 258,048		
Factor Value			
Adjustments	1.0000		
Lot Value	258,048		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_001 7/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	4,944 / 6,130
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,944
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	1,213 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,208,673	197.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,512,770		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	137.80	Total Misc Impr	+ 76,423
Roofing Adj	+ 6.01	Garage Cost	+ 160,456
Subfloor Adj	+ -10.05	Total RCN	= 1,252,314
Heat/Cool Adj	+ 22.94	Depreciation (2%)	- 25,046
Plumbing Adj	+ 8.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,227,268
Adj Base Cost	= 165.65	Lot Value	+ 258,048
Total Area	x 6,130	Indicated Value	= 1,485,316
Adjusted Cost	= 1,015,435	Value Per SqFt	242.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,227,268		
Lot Value	258,048		
Indicated Value	1,485,316	242.30	Per SqFt
Agland Value			
Site Improvements	40,003		
Total Value	1,525,319	248.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		3	3	9,658.49		28,975
PATO	Patio - Open	146855	300		300	13.93		4,179
PRCH	SLAB PORCH - COVERED	146856	6x3		18	47.10		848
PRCH	SLAB PORCH - COVERED	146857	10x10		100	46.57		4,657
PRCH	Porch	146858	14x12		168	46.13		7,750
PATO	Patio - Open	146859	10x6		60	18.02		1,081
PRCH	SLAB PORCH - COVERED	146860	23x4		92	46.62		4,289
PRCH	Porch	146861	551		551	44.04		24,266
PATO	Patio - Open	146862	7x3		21	18.02		378



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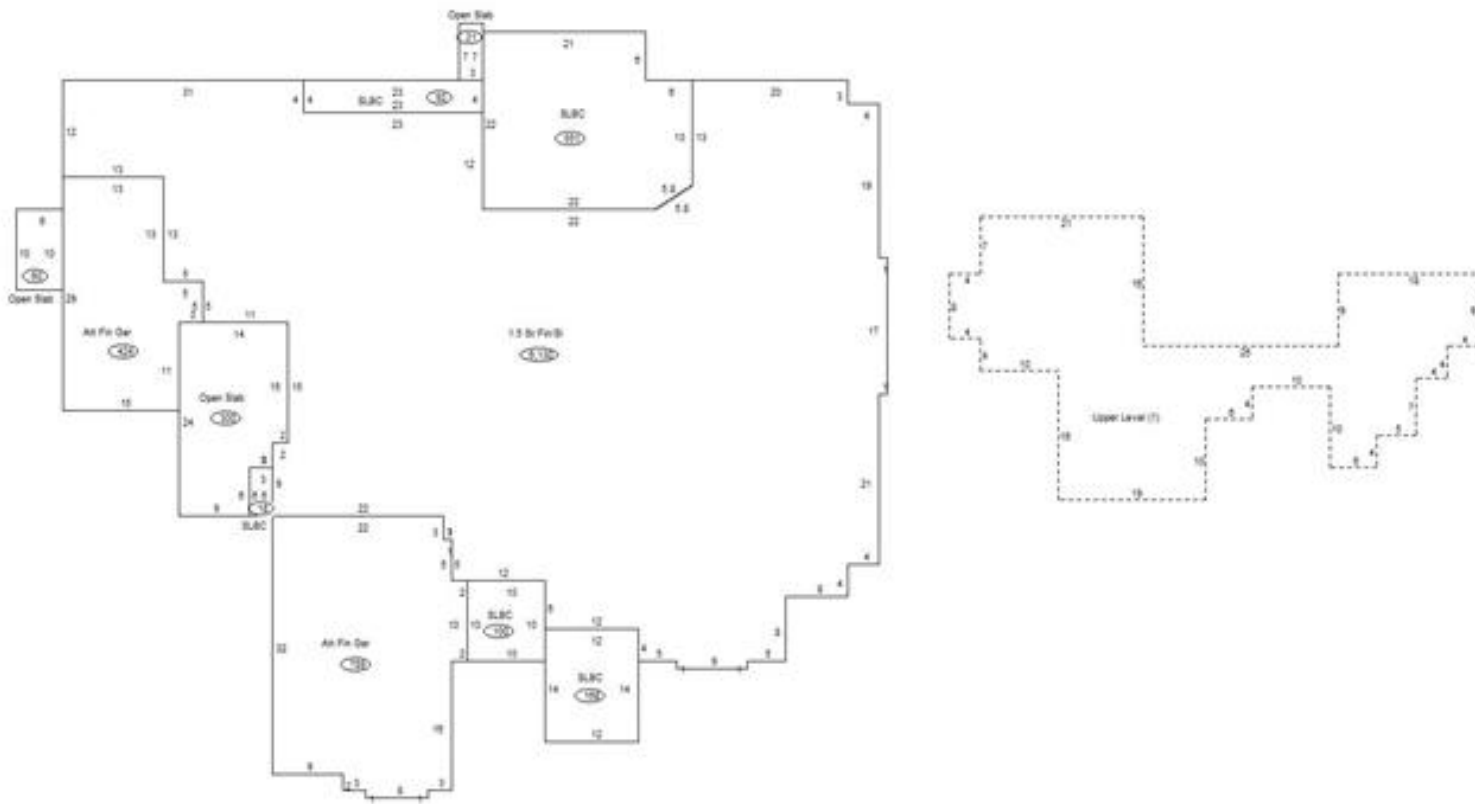
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	4,944	1.240	6,130
2	U	^UL		13	Upper Level (1)	1,186	1.000	1,186
3	G	5		13	Att Fin Gar	424	1.000	424
4	G	5		13	Att Fin Gar	789	1.000	789
5	M	PATO		13	Open Slab	300	1.000	300
6	M	PRCH		13	SLBC	18	1.000	18
7	M	PRCH		13	SLBC	100	1.000	100
8	M	PRCH		13	SLBC	168	1.000	168
9	M	PATO		13	Open Slab	60	1.000	60
10	M	PRCH		13	SLBC	92	1.000	92
11	M	PRCH		13	SLBC	551	1.000	551
12	M	PATO		13	Open Slab	21	1.000	21
Total Building Area						4,944		6,130



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		664
	Qual	6	Cond 6	Year 2020	Eff Age 2	
				0		
				0		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (66.94 x 664)	44,448	44,448	4,445	40,003