



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:08
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Assessment Data					Primary Image																																																																																																												
Account 660095791 Parcel ID 000000-00-0-00067-001-0004 Cadastral ID 01-20-14-01040 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 312867 RINAS, RON E & JEANNELL R TRUSTEES 18127 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 18127 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_002I 7/26/2021</p>																																																																																																												
Legal Description Lat/Long: 36.24163067 -95.77563371																																																																																																																	
BLUFFS II AT STONE CANYON BLOCK 1 LOT 4					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>WP 2014 12 3 R16-NEW POOL</td> <td></td> <td>12/2014</td> <td>08/2015</td> <td></td> </tr> <tr> <td>R2014 08 5 R16-NEW 5451 SQ FT SFR</td> <td></td> <td>08/2014</td> <td>08/2015</td> <td>900,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2014 12 3 R16-NEW POOL		12/2014	08/2015		R2014 08 5 R16-NEW 5451 SQ FT SFR		08/2014	08/2015	900,000																																																																																									
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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	0.8138		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	35,448.00 x 7.00 = 248,136		
Factor Value			
Adjustments	1.0000		
Lot Value	248,136		

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	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,910 / 5,542
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,910
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.5 /
Basement Area	
Garage Type	1,565 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,138,804	205.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,375,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,132,421		
Lot Value	248,136		
Indicated Value	1,380,557	249.11	Per SqFt
Agland Value			
Site Improvements	43,630		
Total Value	1,424,187	256.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	133.66	Total Misc Impr	+	53,478			
Roofing Adj	+ 5.41	Garage Cost	+	207,018			
Subfloor Adj	+ -9.12	Total RCN	=	1,167,444			
Heat/Cool Adj	+ 22.94	Depreciation (3%)	-	35,023			
Plumbing Adj	+ 10.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	1,132,421			
Adj Base Cost	= 163.65	Lot Value	+	248,136			
Total Area	x 5,542	Indicated Value	=	1,380,557			
Adjusted Cost	= 906,948	Value Per SqFt		249.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	123741	12x4		48	46.91		2,252
PRCH	SLAB PORCH - COVERED	123742	830		830	42.89		35,599
PRCH	SLAB PORCH - COVERED	123744	104		104	46.54		4,840
PRCH	SLAB PORCH - COVERED	123745	6x4		24	47.06		1,129



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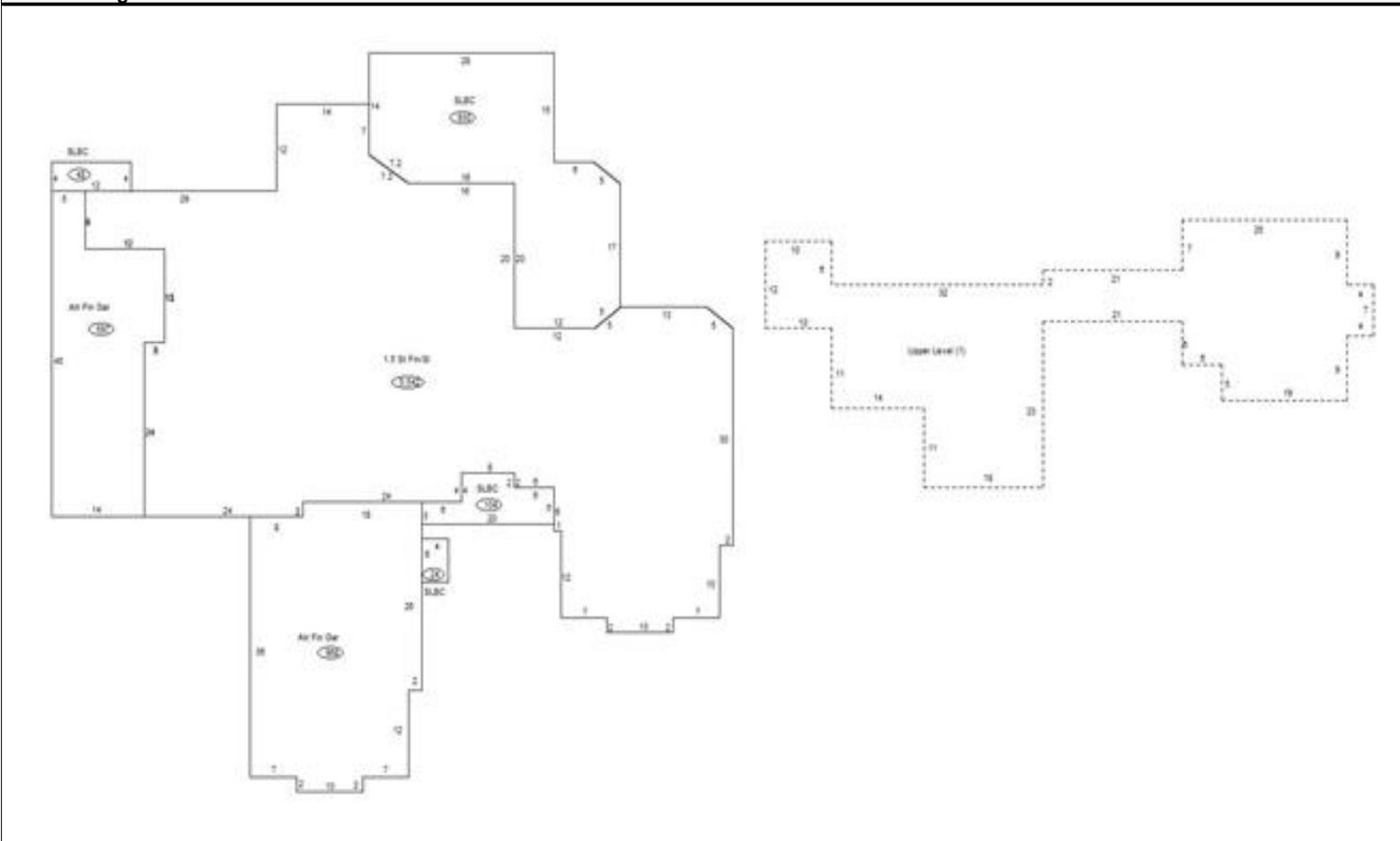
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Sketch Image

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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	3,910	1.417	5,542
2	G	5		13	Att Fin Gar	597	1.000	597
3	U	^UL		13	Upper Level (1)	1,632	1.000	1,632
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	830	1.000	830
6	G	5		13	Att Fin Gar	968	1.000	968
7	M	PRCH		13	SLBC	104	1.000	104
8	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						3,910		5,542



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		678	
	Qual	6	Cond 6	Year 2015	Eff Age 3		
				0			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (66.84 x 678)		45,318	45,318	4,532	40,786	
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	4	Cond 4	Year 2015	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
		Base Cost (4,820.00 x 1)		4,820	4,820	1,976	2,844