




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:14
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Assessment Data					Primary Image																																																																																																												
Account 660095794 Parcel ID 000000-00-0-00067-001-0007 Cadastral ID 01-20-14-01060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 313713 ROONEY, DANIEL & JACQUELINE TRUSTEES ROONEY FAMILY TRUST 18193 E FALCON PASS OWASSO OK 74055-7459					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_004! 7/27/2021</p>																																																																																																												
Parcel Location Situs 18193 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0007 / 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: 36.24092091 -95.77458911					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>R18 000071</td> <td>R20- RM ADDTN/REMODEL 30X50</td> <td>03/2018</td> <td>02/2019</td> <td>100,000</td> </tr> <tr> <td>WP2017 10 4 R19-</td> <td>NEW POOL</td> <td>10/2017</td> <td>12/2018</td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000071	R20- RM ADDTN/REMODEL 30X50	03/2018	02/2019	100,000	WP2017 10 4 R19-	NEW POOL	10/2017	12/2018	60,000																																																																																									
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7926		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	34,525.00 x 7.00 = 241,675		
Factor Value			
Adjustments	1.0000		
Lot Value	241,675		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7.5 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Stone
Base/Total Area	4,947 / 7,394
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,947
Fixture/RghIn	24 /
Bed/F/H Bath	5 / 5.5 /
Basement Area	
Garage Type	1,406 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,629,501	220.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,413,130 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	198.25	Total Misc Impr	+ 127,944
Roofing Adj	+ 5.58	Garage Cost	+ 249,804
Subfloor Adj	+ -16.44	Total RCN	= 2,019,808
Heat/Cool Adj	+ 25.66	Depreciation (3%)	- 60,594
Plumbing Adj	+ 9.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,959,214
Adj Base Cost	= 222.08	Lot Value	+ 241,675
Total Area	x 7,394	Indicated Value	= 2,200,889
Adjusted Cost	= 1,642,060	Value Per SqFt	297.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,959,214		
Lot Value	241,675		
Indicated Value	2,200,889	297.66	Per SqFt
Agland Value			
Site Improvements	73,605		
Total Value	2,274,494	307.61	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	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2014	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	Porch	121983	459		459	44.42		20,389
EPKS	Enclosed Porch - Kneewall Screen	121984	15x12		180	50.91		9,164
PATO	Patio - Open	121985	15x6		90	18.02		1,622
EPKS	Enclosed Porch - Kneewall Screen	121986	23x13		299	49.70		14,860
PRCH	SLAB PORCH - COVERED	121988	1050		1,050	42.17		44,279
PRCH	Porch	140847	10x9		90	46.63		4,197
GRAT	Garage - Attached	140848	12x11		132	107.16		14,145



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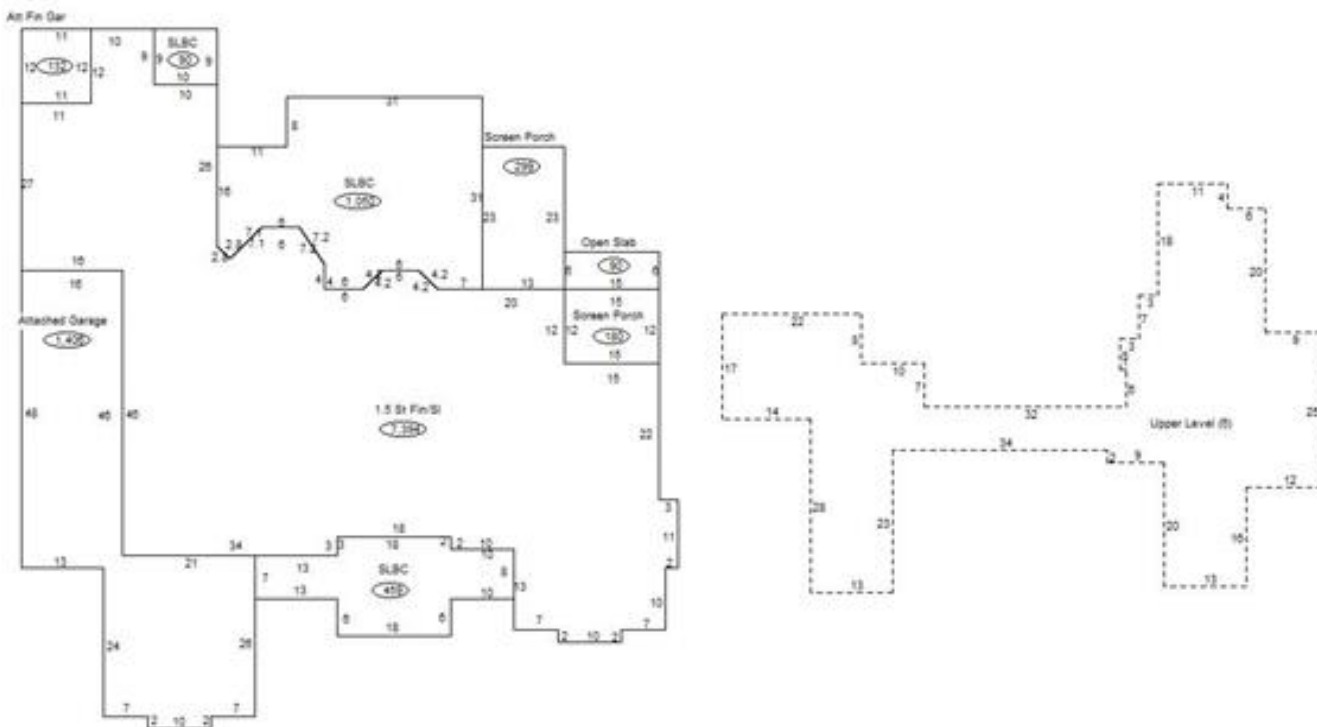
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		20	Attached Garage	1,406	1.000	1,406
2	M	PRCH		20	SLBC	459	1.000	459
3	M	EPKS		20	Screen Porch	180	1.000	180
4	M	PATO		20	Open Slab	90	1.000	90
5	M	EPKS		20	Screen Porch	299	1.000	299
6	R	5	Slab	20	1.5 St Fin/SI	4,947	1.495	7,394
7	M	PRCH		20	SLBC	1,050	1.000	1,050
8	U	^UL		20	Upper Level (6)	2,447	1.000	2,447
9	M	PRCH		20	SLBC	90	1.000	90
10	G	5		20	Att Fin Gar	132	1.000	132
Total Building Area						4,947		7,394



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	40x20x0	Concrete		800
	Qual	6	Cond 6	Year 2018	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (65.97 x 800)		52,776	52,776	5,278	47,498
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (3,100.00 x 1)		3,100	3,100	1,395	1,705
	TNCT	TNCT	62x23x0	Concrete		1
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (49,800.00 x 1)		49,800	49,800	25,398	24,402