



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:35:22  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095798 <b>Parcel ID</b> 000000-00-0-00067-002-0004 <b>Cadastral ID</b> 01-20-14-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 342979 HICKS, AUDREY F REVOCABLE TRUST  17940 E RED HAWK RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17940 E REDHAWK RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE II (THE) <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_007 7/27/2021</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24041651 -95.77678215 BLUFFS II AT STONE CANYON BLOCK 2 LOT 4																																																																																																																	
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.3381		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	
		0	
Method	Square-Foot		
Base Lot Value	58,290.00 x 5.48 = 319,650		
Factor Value			
Adjustments	1.0000		
Lot Value	319,650		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG\_007 7/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	5,562 / 5,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,582
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	416 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	997,667	179.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,283,870		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	141.57	Total Misc Impr	+ 79,332
Roofing Adj	+ 7.44	Garage Cost	+ 61,980
Subfloor Adj	+ -10.26	Total RCN	= 1,088,187
Heat/Cool Adj	+ 22.94	Depreciation ( 3%)	- 32,646
Plumbing Adj	+ 8.55	Lump Sums	+ 77,496
Basement Adj	+ 0.00	RCNLD	= 1,133,037
Adj Base Cost	= 170.24	Lot Value	+ 319,650
Total Area	x 5,562	Indicated Value	= 1,452,687
Adjusted Cost	= 946,875	Value Per SqFt	261.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,133,037		
Lot Value	319,650		
Indicated Value	1,452,687	261.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,452,687	261.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
SHLT	STORM SHELTER	0		1	2016	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	SLAB PORCH - COVERED	129117	25x17		425	44.53		18,925
PRCH	SLAB PORCH - COVERED	129120	11x9		99	46.57		4,610
PRCH	Porch	129121	614		614	43.73		26,850
GRDT	Garage - Detached	176577	40x30		1,200	64.58		77,496



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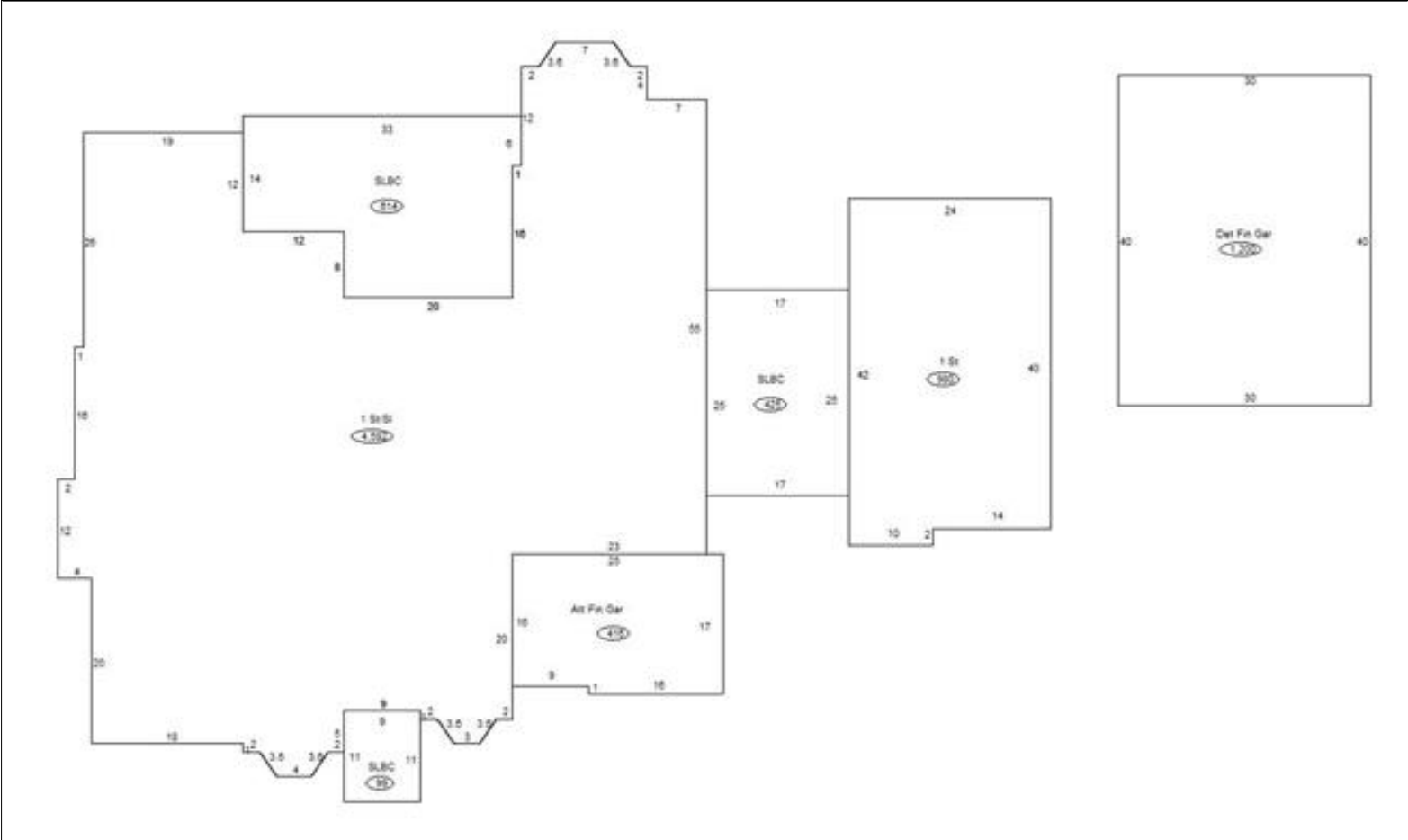
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Sketch Image

660095798



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,582	1.000	4,582
2	M	PRCH		13	SLBC	425	1.000	425
3	R	1		13	1 St	980	1.000	980
4	G	5		13	Att Fin Gar	416	1.000	416
5	M	PRCH		13	SLBC	99	1.000	99
6	M	PRCH		13	SLBC	614	1.000	614
7	G	6		13	Det Fin Gar	1,200	1.000	1,200
<b>Total Building Area</b>						<b>5,562</b>		<b>5,562</b>