



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660095803 <b>Parcel ID</b> 000000-00-0-00067-004-0002 <b>Cadastral ID</b> 01-20-14-01151 <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> 279507 BHINHAR, HARPREET  17843 E RED HAWK ROAD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17843 E REDHAWK RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE II (THE) <b>Lot/Block</b> 0002 / 0004 Parcel Size 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\C\Users\MRF\Pictures\2016-05-03\DCIM\100__05\IMG_ 5/3/2016</p>																			
<b>Legal Description</b> Lat/Long: 36.24134674 -95.77768143																								
BLUFFS II AT STONE CANYON BLOCK 4 LOT 2					<b>Building Permits</b> <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>WP2015 02 5 R17-NEW POOL WITH HEAT</td> <td></td> <td>04/2015</td> <td>05/2016</td> <td>7</td> </tr> <tr> <td>R2014 09 22 R17-NEW 6840 SQ FT SFR</td> <td></td> <td>09/2014</td> <td>05/2016</td> <td>975,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP2015 02 5 R17-NEW POOL WITH HEAT		04/2015	05/2016	7	R2014 09 22 R17-NEW 6840 SQ FT SFR		09/2014	05/2016	975,000
Number	Description	Opened	Closed	Amount																				
WP2015 02 5 R17-NEW POOL WITH HEAT		04/2015	05/2016	7																				
R2014 09 22 R17-NEW 6840 SQ FT SFR		09/2014	05/2016	975,000																				
<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
					/	BHINHAR, HARPREET & SHELLIE L	06/18/2019	0	4															
					2405/197	C.A.B.O. DEVELOPMENT COMPANY LI	05/28/2014	175,000	YES															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>															
<b>Remove Cap</b>	2015		<b>Land Value</b> 305,482	305,482	11%	33,603	<b>Assessed</b>	189,104	18,524.63															
<b>Year Frozen</b>	0		<b>Improvements</b> 1,766,806	1,413,648		155,501	<b>Penalty</b>	0																
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00															
<b>TIF Project ID</b>	0		<b>Total Value</b> 2,072,288	1,719,130		189,104	<b>Total Taxable</b>	189,104	18,525.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660095803	BHINHAR, HARPREET			3	1,921,370	0	180,099	17,642.00															
2024	2024-660095803	BHINHAR, HARPREET			3	1,597,960	0	171,523	16,478.00															
2023	2023-660095803	BHINHAR, HARPREET			3	1,485,050	0	163,355	15,308.00															
2022	2022-660095803	BHINHAR, HARPREET			3	1,476,955	0	162,465	15,917.00															
2021	2021-660095803	BHINHAR, HARPREET			3	1,477,941	0	162,574	15,727.00															
2020	2020-660095803	BHINHAR, HARPREET			3	1,464,513	0	160,625	15,516.00															
2019	2019-660095803	BHINHAR, HARPREET & SHELLIE L			3	1,390,690	0	152,976	14,788.00															
2018	2018-660095803	BHINHAR, HARPREET & SHELLIE L			3	1,413,655	0	155,502	14,474.00															
2017	2017-660095803	BHINHAR, HARPREET & SHELLIE L			3	1,400,348	0	152,486	14,343.00															
2016	2016-660095803	BHINHAR, HARPREET & SHELLIE L			3	185,000	0	17,903	1,686.00															
2015	2015-660095803	BHINHAR, HARPREET & SHELLIE L			3	155,000	0	17,050	1,617.00															
2014	2014-660095803	BHINHAR, HARPREET & SHELLIE L			3	5,448	0	599	57.00															



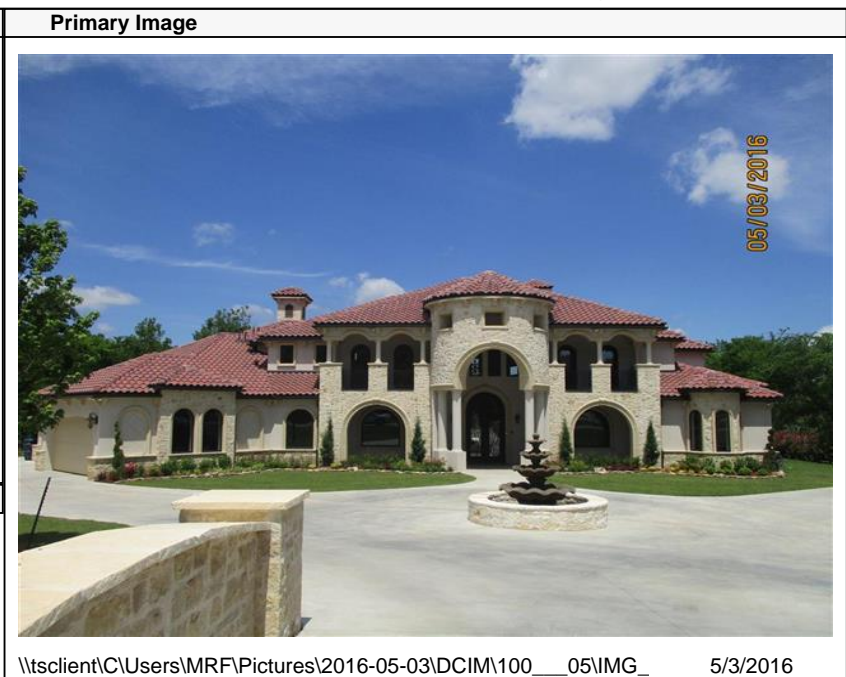
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0129		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	44,122.00 x 6.92 = 305,482		
Factor Value			
Adjustments	1.0000		
Lot Value	305,482		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	4,588 / 6,894
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	4,588
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	895 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	1,399,985 203.07 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,605,620 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	1,498,297
Lot Value	305,482
Indicated Value	1,803,779 261.64 Per SqFt
Agland Value	
Site Improvements	62,472
Total Value	1,866,251 270.71 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	158.20	Total Misc Impr	+	73,713
Roofing Adj	+ 7.03	Garage Cost	+	148,606
Subfloor Adj	+ -11.28	Total RCN	=	1,513,014
Heat/Cool Adj	+ 24.14	Depreciation ( 3%)	-	45,390
Plumbing Adj	+ 9.13	Lump Sums	+	30,673
Basement Adj	+ 0.00	RCNLD	=	1,498,297
Adj Base Cost	= 187.22	Lot Value	+	305,482
Total Area	x 6,894	Indicated Value	=	1,803,779
Adjusted Cost	= 1,290,695	Value Per SqFt		261.64

### 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
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	SLAB PORCH - COVERED	131331	494		494	44.31		21,889
PRCH	SLAB PORCH - COVERED	131332	154		154	46.22		7,118
PRCH	Porch	131333	44x8		352	44.77		15,759
GRDT	Garage - Detached	176404	21x20		420	73.03		30,673



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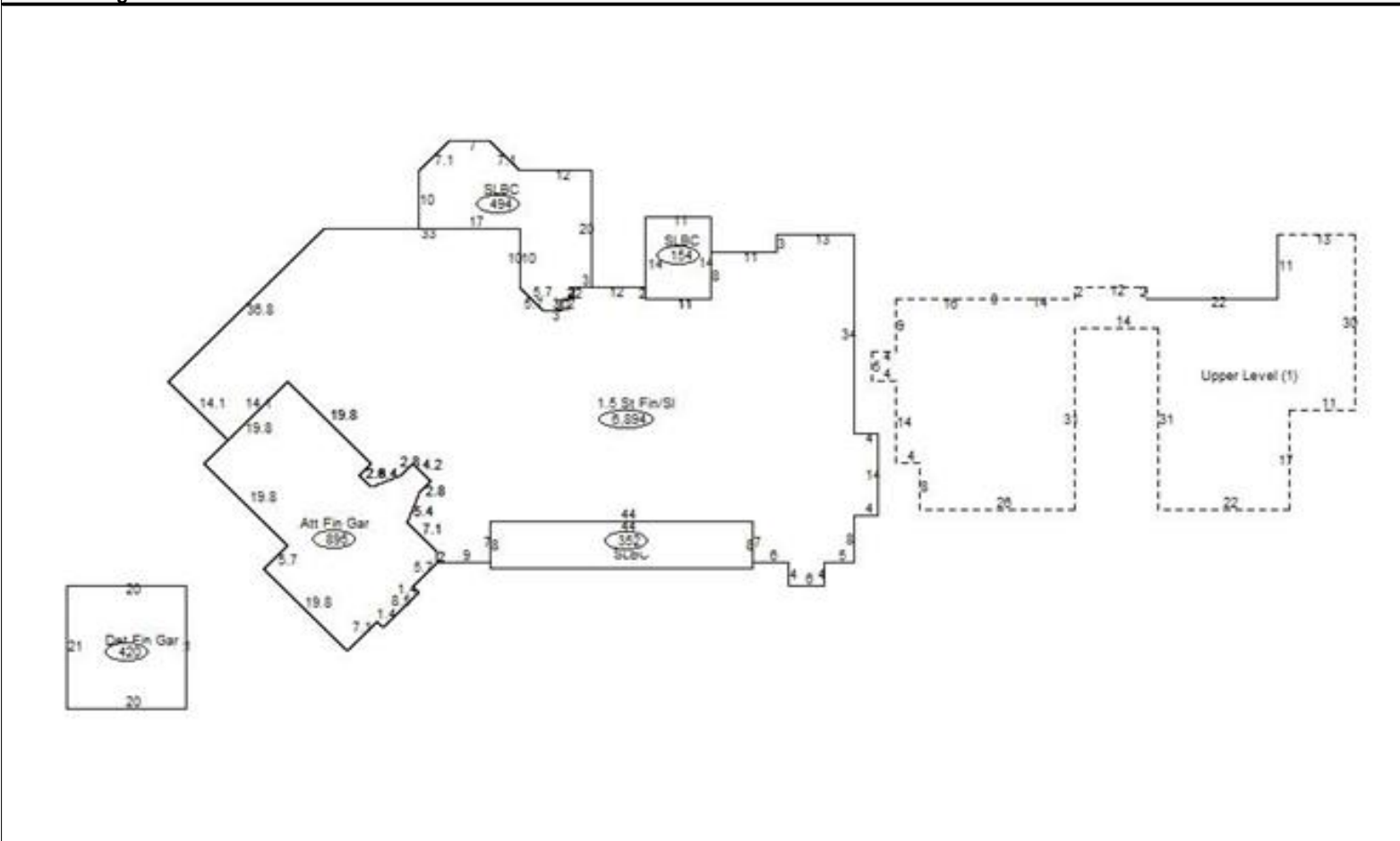
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5 St Fin/SI	4,588	1.503	6,894
2	U	^UL		25	Upper Level (1)	2,306	1.000	2,306
3	G	5		25	Att Fin Gar	895	1.000	895
4	M	PRCH		25	SLBC	494	1.000	494
5	M	PRCH		25	SLBC	154	1.000	154
6	M	PRCH		25	SLBC	352	1.000	352
7	G	6		25	Det Fin Gar	420	1.000	420
<b>Total Building Area</b>						<b>4,588</b>		<b>6,894</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GYM GYM		18x18x8	Concrete		324
	Qual 5	Cond 6	Year 2016	Eff Age		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (56.75 x 324)	18,387		18,387		18,387

SPLG	Swimming Pool - In Ground		0x0x0	Concrete		785
Qual 6	Cond 6	Year 2016	Eff Age 3			

0  
0  
0

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (66.07 x 785)	51,865		51,865	7,780	44,085



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Lot Data		Primary Image	
Lot Size	-	 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_009i 7/27/2021</p>	
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS 0		
	1		
Method			
Base Lot Value		<b>GRM Approach</b>	
Factor Value		GRM Code	
Adjustments	1.0000	Gross Rent 0.00	
Lot Value		Indicated Value	
<b>Residential Data</b>		<b>Multiple Regression</b>	
Type	1 Single Family Residence	MRA Code 1 Test	
Condition	6 - Excellent	Adusted R 0.8445	
Quality	4 - Good	Indicated Value 221,682 280.26 Per SqFt	
Architecture	TRAD TRADITIONAL	<b>Direct Comparables</b>	
Style	100% One Story	Selection Model A Adam Test	
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone	Adjustment Model 1 2022 Residential	
Base/Total Area	791 / 791	Comparables	
Style	100% One Story	Indicated Value	
HVAC	100% Warmed & Cooled Air	<b>Value Reconciliation</b>	
Roof Cover	9 Clay Tile	Selected Approach Cost Approach	
Area on Slab	0	Improvements 206,037	
Fixture/RghIn	4 /	Lot Value	
Bed/F/H Bath	/ 1.0 /	Indicated Value 206,037 260.48 Per SqFt	
Basement Area		Agland Value	
Garage Type	791 Subterranean Garage	Site Improvements	
Remodel		Total Value 206,037 260.48 Total Value Per SqFt	
Year/Eff Age	2016 / 3		
<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	135.07	Total Misc Impr	+ 33,809
Roofing Adj	+ 9.89	Garage Cost	+ 43,110
Subfloor Adj	+ 0.00	Total RCN	= 212,409
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 6,372
Plumbing Adj	+ 10.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 206,037
Adj Base Cost	= 171.29	Lot Value	+ 206,037
Total Area	x 791	Indicated Value	= 206,037
Adjusted Cost	= 135,490	Value Per SqFt	260.48

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
GRAT	Garage - Attached	131320	37x8		296	55.83	16,526
PRCH	SLAB PORCH - COVERED	131321	37x15		555	31.14	17,283



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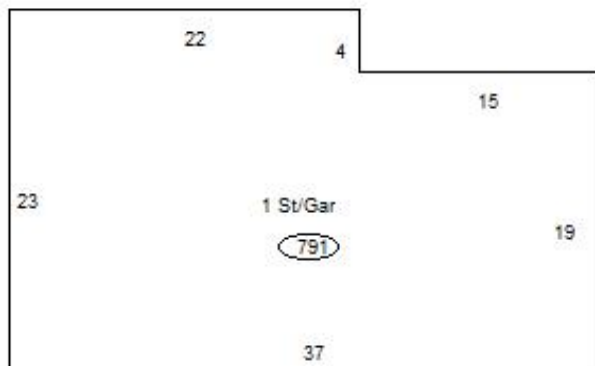
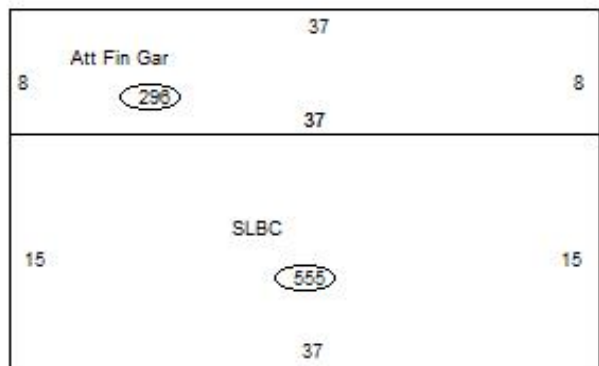
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Garage	13	1 St/Gar	791	1.000	791
2	G	5		13	Att Fin Gar	296	1.000	296
3	M	PRCH		13	SLBC	555	1.000	555
<b>Total Building Area</b>						791		791