



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:25
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Assessment Data					Primary Image																																																																																												
Account 660098479 Parcel ID 000000-00-0-00247-001-0001 Cadastral ID 36-21-14-02980 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335733 MCLANAHAN, MICHAEL & SUNNYE 18329 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18329 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5482		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,880.00 x 5.15 = 122,924		
Factor Value			
Adjustments	1.0000		
Lot Value	122,924		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,402 / 2,972
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,402
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	894 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	483,514	162.69 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	528,650	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	441,601		
Lot Value	122,924		
Indicated Value	564,525	189.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	564,525	189.95	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.06	Total Misc Impr	+	24,367
Roofing Adj	+ 5.03	Garage Cost	+	43,279
Subfloor Adj	+ -3.73	Total RCN	=	474,840
Heat/Cool Adj	+ 17.38	Depreciation (7%)	-	33,239
Plumbing Adj	+ 10.27	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	441,601
Adj Base Cost	= 137.01	Lot Value	+	122,924
Total Area	x 2,972	Indicated Value	=	564,525
Adjusted Cost	= 407,194	Value Per SqFt		189.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135397	209		209	35.63		7,447
PRCH	SLAB PORCH - COVERED	135398	20x13		260	35.38		9,199
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,721.18		7,721



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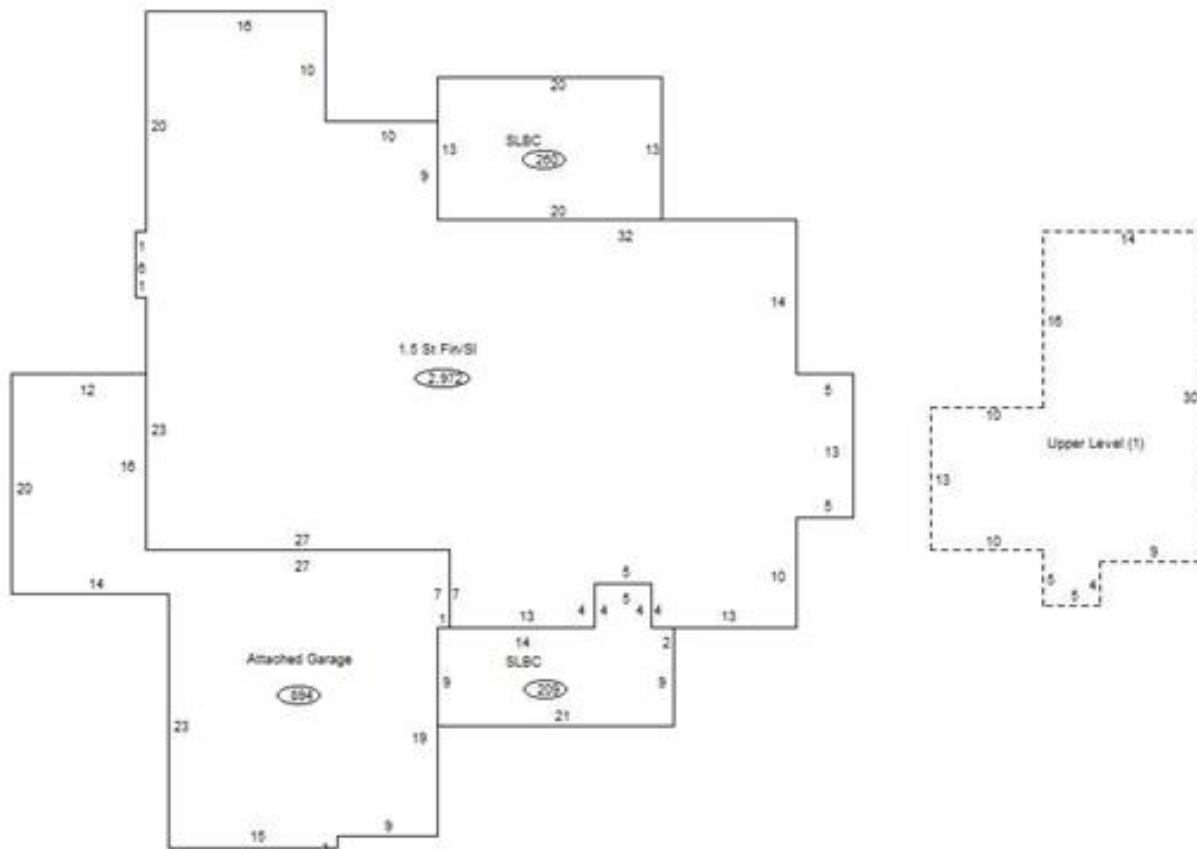
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Sketch Image

660098479



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	2,402	1.237	2,972
2	G	1		13	Attached Garage	894	1.000	894
3	M	PRCH		13	SLBC	209	1.000	209
4	M	PRCH		13	SLBC	260	1.000	260
5	U	^UL		13	Upper Level (1)	570	1.000	570
Total Building Area						2,402		2,972