



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:08:31
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Assessment Data					Primary Image																																																																																							
Account 660098482 Parcel ID 000000-00-0-00247-001-0004 Cadastral ID 36-21-14-03010 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 318153 HOEFER, BRIAN D & ERIN 18300 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18300 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0004 / 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	1.0197		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	44,418.00 x 3.63 = 161,105		
Factor Value			
Adjustments	1.0000		
Lot Value	161,105		



\\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% Frame, Stucco
Base/Total Area	2,674 / 3,729
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,674
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	713 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	548,839 147.18 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	559,650 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	503,872		
Lot Value	161,105		
Indicated Value	664,977	178.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	664,977	178.33	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.45	Total Misc Impr	+	18,342
Roofing Adj	+ 4.40	Garage Cost	+	34,581
Subfloor Adj	+ -3.22	Total RCN	=	547,687
Heat/Cool Adj	+ 17.38	Depreciation (8%)	-	43,815
Plumbing Adj	+ 9.67	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	503,872
Adj Base Cost	= 132.68	Lot Value	+	161,105
Total Area	x 3,729	Indicated Value	=	664,977
Adjusted Cost	= 494,764	Value Per SqFt		178.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	128008	16x14		224	35.55		7,963
PATO	SLAB PORCH - OPEN	128009	9x9		81	15.22		1,233
PRCH	SLAB PORCH - COVERED	128010	39		39	36.54		1,425



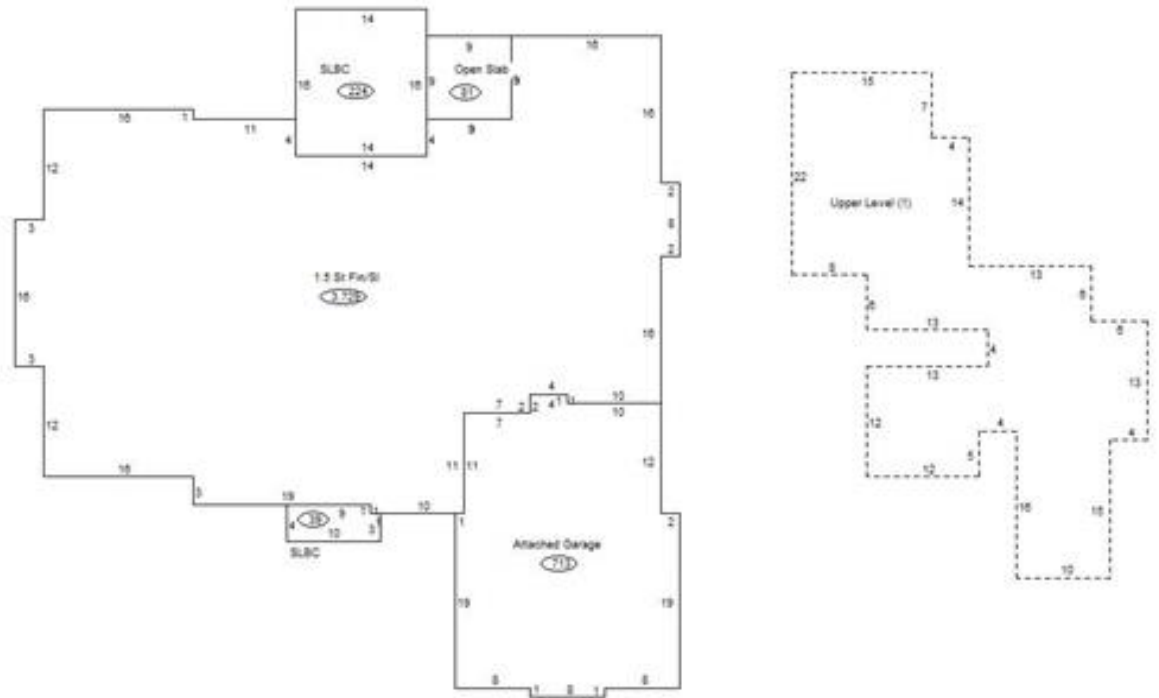
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Sketch Image

660098482



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	2,674	1.395	3,729
2	U	^UL		13	Upper Level (1)	1,055	1.000	1,055
3	G	1		13	Attached Garage	713	1.000	713
4	M	PRCH		13	SLBC	224	1.000	224
5	M	PATO		13	Open Slab	81	1.000	81
6	M	PRCH		13	SLBC	39	1.000	39
Total Building Area						2,674		3,729