



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:38
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Assessment Data					Primary Image																																																																																												
Account 660098486 Parcel ID 20N14E-01-1-00247-002-0004 Cadastral ID 01-20-14-02560 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 316736 ATENCIO, MANUEL O & CLEALUS M 18390 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18390 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_002 7/19/2021</p>																																																																																												
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5045		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,975.00 x 5.39 = 118,543		
Factor Value			
Adjustments	1.0000		
Lot Value	118,543		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,626 / 3,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,626
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,065 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	524,435	144.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	558,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.27	Total Misc Impr	+ 17,780
Roofing Adj	+ 5.52	Garage Cost	+ 60,609
Subfloor Adj	+ -4.31	Total RCN	= 554,374
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 33,262
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 521,112
Adj Base Cost	= 131.27	Lot Value	+ 118,543
Total Area	x 3,626	Indicated Value	= 639,655
Adjusted Cost	= 475,985	Value Per SqFt	176.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	521,112		
Lot Value	118,543		
Indicated Value	639,655	176.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	639,655	176.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
PRCH	SLAB PORCH - COVERED	128003	445			445	31.48	14,009
PRCH	SLAB PORCH - COVERED	128004	115			115	32.79	3,771



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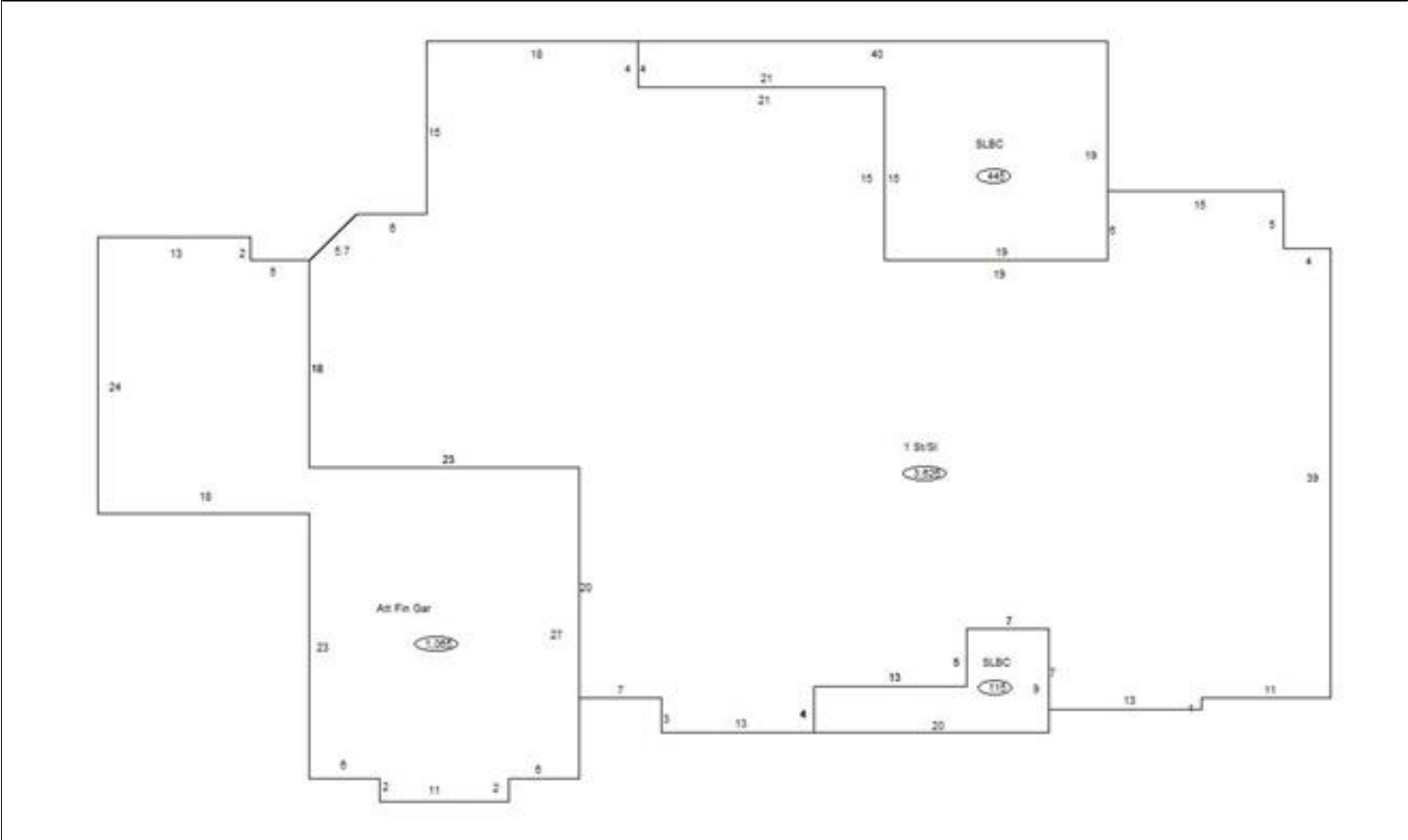
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Sketch Image

660098486



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,626	1.000	3,626
2	G	5		10	Att Fin Gar	1,065	1.000	1,065
3	M	PRCH		10	SLBC	445	1.000	445
4	M	PRCH		10	SLBC	115	1.000	115
Total Building Area						3,626		3,626