



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:08:40  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098487 <b>Parcel ID</b> 20N14E-01-1-00247-002-0005 <b>Cadastral ID</b> 01-20-14-02570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 328045 FLEMING, CHRIS & KIM  18402 E RED FOX TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18402 E RED FOX TRL <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE I <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_002I 7/19/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24824417 -95.77029126 LOT 5 BLOCK 2 DEER RUN AT STONE CANYON PHASE 1																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5097		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,202.00 x 5.36 = 119,065		
Factor Value			
Adjustments	1.0000		
Lot Value	119,065		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG\_002 7/19/2021

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,929 / 4,132
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,929
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	870 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	
Adusted R	0.8445		
Indicated Value	607,370	146.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	719,060 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.91	Total Misc Impr	+ 23,409
Roofing Adj	+ 4.28	Garage Cost	+ 52,783
Subfloor Adj	+ -3.10	Total RCN	= 623,765
Heat/Cool Adj	+ 17.38	Depreciation ( 6%)	- 37,426
Plumbing Adj	+ 10.05	Lump Sums	+ 1,950
Basement Adj	+ 0.00	RCNLD	= 588,289
Adj Base Cost	= 132.52	Lot Value	+ 119,065
Total Area	x 4,132	Indicated Value	= 707,354
Adjusted Cost	= 547,573	Value Per SqFt	171.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	588,289		
Lot Value	119,065		
Indicated Value	707,354	171.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	707,354	171.19	Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2019	0.00		
SEP	Screen Enclosed Porch	127693	19x8		152	12.83		1,950
PRCH	SLAB PORCH - COVERED	127694	21x8		168	35.87		6,026
PRCH	SLAB PORCH - COVERED	127695	16x10		160	35.92		5,747
PRCH	SLAB PORCH - COVERED	127696	18x6		108	36.25		3,915



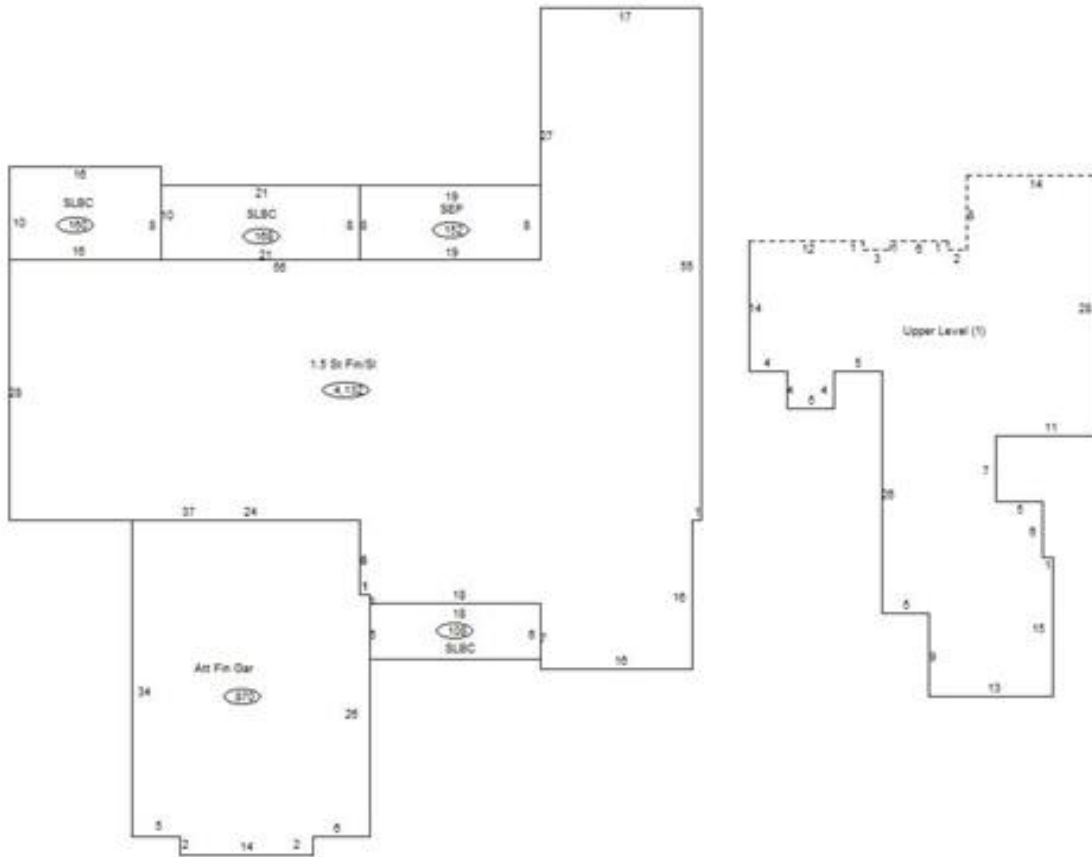
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Sketch Image

660098487



**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	2,929	1.411	4,132
2	U	^UL		13	Upper Level (1)	1,203	1.000	1,203
3	G	5		13	Att Fin Gar	870	1.000	870
4	M	SEP		13	SEP	152	1.000	152
5	M	PRCH		13	SLBC	168	1.000	168
6	M	PRCH		13	SLBC	160	1.000	160
7	M	PRCH		13	SLBC	108	1.000	108
<b>Total Building Area</b>						2,929		4,132