



# 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> 660098488 <b>Parcel ID</b> 20N14E-01-1-00247-002-0006 <b>Cadastral ID</b> 01-20-14-02580 <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> 343732 CLARKE, AARON & JAMIE  18422 E RED FOX TRL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18422 E RED FOX TRL <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE I <b>Lot/Block</b> 0006 / 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_003: 7/19/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24793793 -95.77000202 LOT 6 BLOCK 2 DEER RUN AT STONE CANYON PHASE 1																																																																																																	
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5108	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,250.00 x 5.36 = 119,175	
Factor Value		
Adjustments	1.2465	
Lot Value	148,557	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,700 / 4,102
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,700
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	678 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	675,715	164.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	725,320		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	599,969		
Lot Value	148,557		
Indicated Value	748,526	182.48	Per SqFt
Agland Value			
Site Improvements	38,488		
Total Value	787,014	191.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.00	Total Misc Impr	+	20,908			
Roofing Adj	+ 4.28	Garage Cost	+	44,070			
Subfloor Adj	+ -2.94	Total RCN	=	631,546			
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	-	31,577			
Plumbing Adj	+ 9.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	599,969			
Adj Base Cost	= 138.12	Lot Value	+	148,557			
Total Area	x 4,102	Indicated Value	=	748,526			
Adjusted Cost	= 566,568	Value Per SqFt		182.48			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	130320		216	216	36.23		7,826
PRCH	SLAB PORCH - COVERED	130322	10x3		30	37.23		1,117
PATO	SLAB PORCH - OPEN	130325	19x16		304	12.39		3,767





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		885
	Qual 5	Cond 5	Year 2018	Eff Age 4		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (55.05 x 885)		48,719	48,719	10,231	38,488