



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:45
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098490 Parcel ID 20N14E-01-1-00247-002-0008 Cadastral ID 01-20-14-02600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345067 VANBEBER, TYLER & VICTORIA 18504 E RED FOX TRL OWASSO OK 74055-8334 Parcel Location Situs 18504 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.24729705 -95.76940793 LOT 8 BLOCK 2 DEER RUN AT STONE CANYON PHASE 1																																																																																																	
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Date 04/18/2026
Time 09:08:46
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5166		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,502.00 x 5.32 = 119,755		
Factor Value			
Adjustments	1.8808		
Lot Value	225,232		



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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	2,654 / 3,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,654
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	871 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	660,592	170.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	749,870		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.90	Total Misc Impr	+ 32,445
Roofing Adj	+ 4.47	Garage Cost	+ 56,110
Subfloor Adj	+ -3.09	Total RCN	= 636,023
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 31,801
Plumbing Adj	+ 11.37	Lump Sums	+ 19,327
Basement Adj	+ 0.00	RCNLD	= 623,549
Adj Base Cost	= 141.10	Lot Value	+ 225,232
Total Area	x 3,880	Indicated Value	= 848,781
Adjusted Cost	= 547,468	Value Per SqFt	218.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	623,549		
Lot Value	225,232		
Indicated Value	848,781	218.76	Per SqFt
Agland Value			
Site Improvements	33,354		
Total Value	882,135	227.35	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	127699	19x7		133	36.76		4,889
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	127701	25x10		250	39.92		9,980
PRCH	SLAB PORCH - COVERED	133792	26x10		260	36.07		9,378
GRDT	Garage - Detached	176344	24x16		384	50.33		19,327



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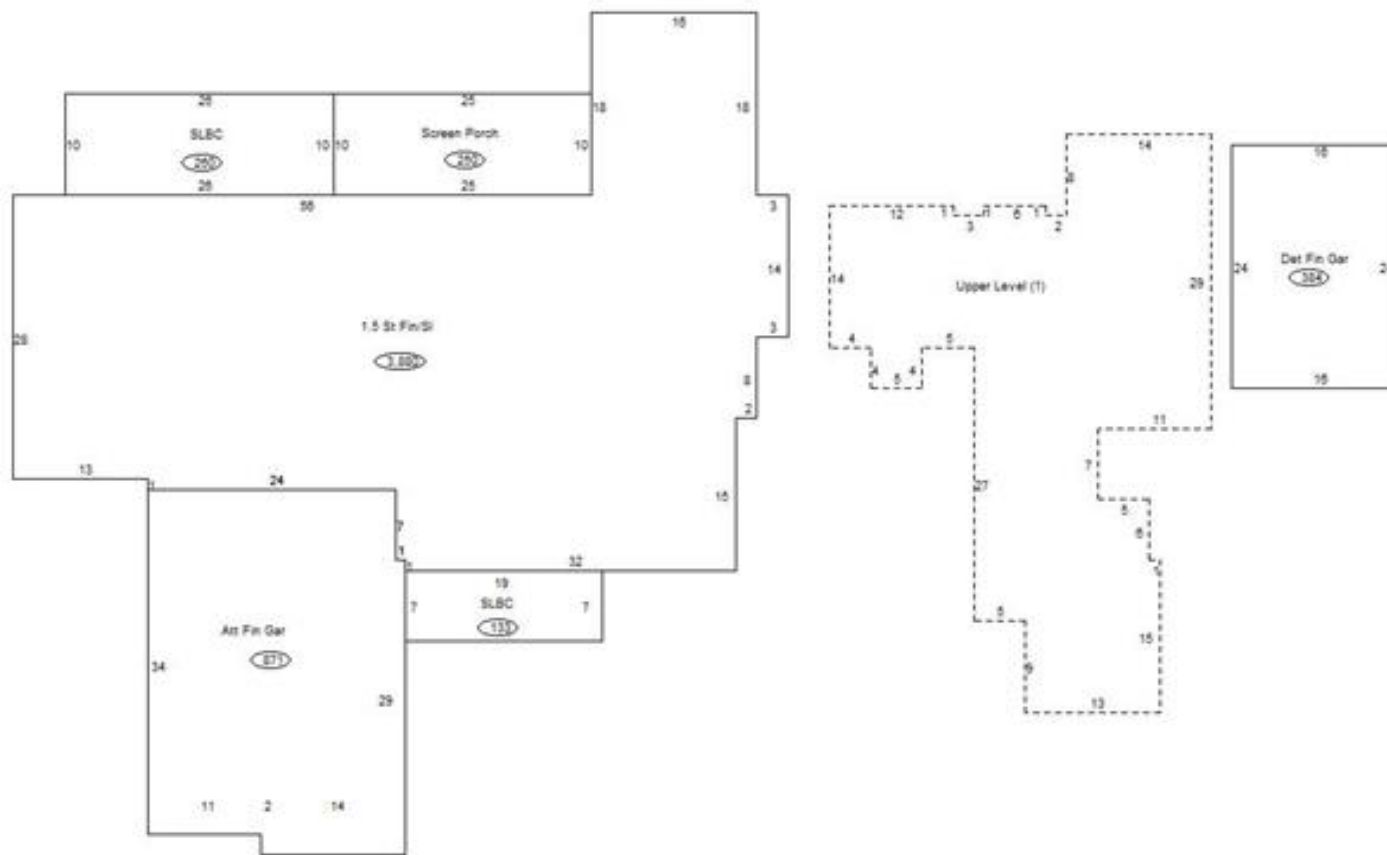
Date 04/18/2026

Time 09:08:46

Page 3

Sketch Image

660098490



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	2,654	1.462	3,880
2	G	5		13	Att Fin Gar	871	1.000	871
3	M	PRCH		13	SLBC	133	1.000	133
4	U	^UL		13	Upper Level (1)	1,226	1.000	1,226
5	M	EPKS		13	Screen Porch	250	1.000	250
6	M	PRCH		13	SLBC	260	1.000	260
7	G	6		13	Det Fin Gar	384	1.000	384
Total Building Area						2,654		3,880



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Page 4

660098490

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		742
	Qual 5	Cond 5	Year 2017	Eff Age 4		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (56.90 x 742)		42,220	42,220	8,866	33,354