



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660098491				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_004 7/19/2021</p>				
Parcel ID	20N14E-01-1-00247-002-0009								
Cadastral ID	01-20-14-02610								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	337100								
BAUSCH, JAMES J									
18524 E RED FOX TRAIL OWASSO OK 74055-0000									
Parcel Location									
Situs	18524 E RED FOX TRL								
Subdivision	DEER RUN AT STONE CANYON PHASE I								
Lot/Block	0009 / 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: 36.24696948 -95.76911057									
Building Permits									
LOT 9 BLOCK 2 DEER RUN AT STONE CANYON PHASE 1									
Number	Description	Opened	Closed	Amount					
R17-000033	R19-NEW 4100 SQ FT SFR	11/2017	07/2018	580,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	AMERICAN ESCROW & CLOSING CO	01/10/2022	672,500	YES					
/	BEHM, MARGARETE E	12/03/2021	672,500	7					
/	HIGGINS HOMES LLC	02/19/2019	580,000	YES					
2673/95	EPIC CUSTOM HOMES LLC	11/06/2017	75,000						
2539/108	C.A.B.O. DEVELOPMENT CO LLC	03/28/2016	72,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	119,440	119,440	11%	13,138	Assessed	77,072 7,549.97	
Year Frozen		Improvements	604,913	581,218		63,934	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	724,353	700,658		77,072	Total Taxable	76,072 7,452.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098491	BAUSCH, JAMES J	3	680,251	1000	73,827	7,232.00		
2024	2024-660098491	BAUSCH, JAMES J	3	693,302	1000	75,195	7,224.00		
2023	2023-660098491	BAUSCH, JAMES J	3	672,500	1000	72,975	6,838.00		
2022	2022-660098491	BAUSCH, JAMES J	3	649,934	0	71,493	7,004.00		
2021	2021-660098491	BEHM, MARGARETE E	3	581,241	0	63,937	6,185.00		
2020	2020-660098491	BEHM, MARGARETE E	3	576,711	0	63,438	6,128.00		
2019	2019-660098491	BEHM, MARGARETE E	3	236,415	0	26,006	2,514.00		
2018	2018-660098491	HIGGINS HOMES LLC	3	74,000	0	8,140	758.00		
2017	2017-660098491	EPIC CUSTOM HOMES LLC	3	3,604	0	396	37.00		
2016	2016-660098491	EPIC CUSTOM HOMES LLC	3	3,604	0	396	37.00		



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5134		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,365.00 x 5.34 = 119,440		
Factor Value			
Adjustments	1.0000		
Lot Value	119,440		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_004' 7/19/2021

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	100% Veneer, Masonry
Base/Total Area	2,585 / 4,086
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,585
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	682 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	639,921	156.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	695,780 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.75	Total Misc Impr	+ 28,499
Roofing Adj	+ 4.15	Garage Cost	+ 44,289
Subfloor Adj	+ -2.89	Total RCN	= 630,118
Heat/Cool Adj	+ 18.45	Depreciation (4%)	- 25,205
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 604,913
Adj Base Cost	= 136.40	Lot Value	+ 119,440
Total Area	x 4,086	Indicated Value	= 724,353
Adjusted Cost	= 557,330	Value Per SqFt	177.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	604,913		
Lot Value	119,440		
Indicated Value	724,353	177.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	724,353	177.28	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	137878	10x6		60	37.13		2,228
PRCH	SLAB PORCH - COVERED	137879	11x5		55	37.15		2,043
PRCH	SLAB PORCH - COVERED	137880	324		324	35.85		11,615
PATO	SLAB PORCH - OPEN	137881	11x10		110	15.91		1,750
PATO	SLAB PORCH - OPEN	137882	8x6		48	16.05		770
PATO	SLAB PORCH - OPEN	137883	120		120	15.79		1,895



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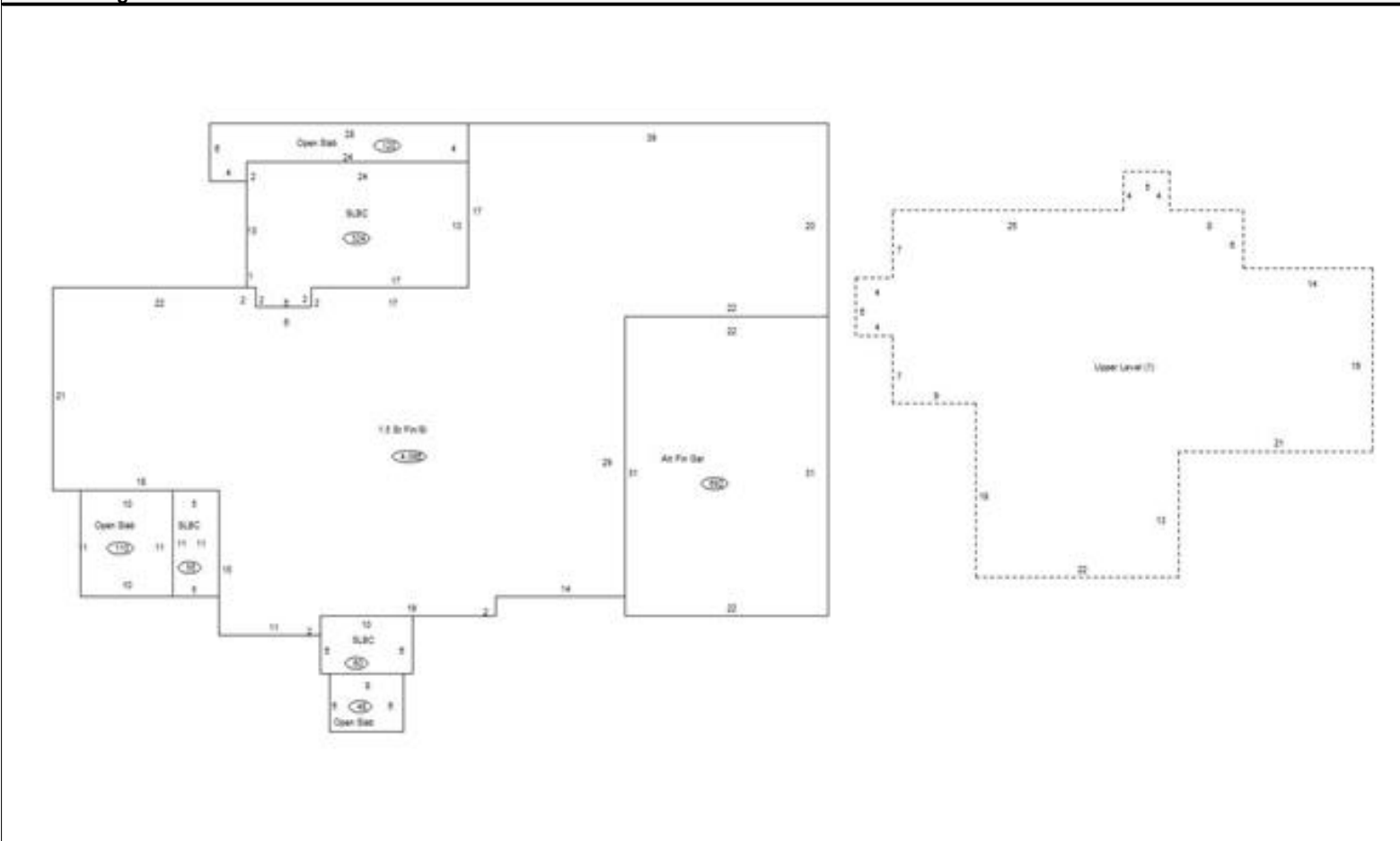
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,585	1.581	4,086
2	G	5		10	Att Fin Gar	682	1.000	682
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	55	1.000	55
5	M	PRCH		10	SLBC	324	1.000	324
6	M	PATO		10	Open Slab	110	1.000	110
7	M	PATO		10	Open Slab	48	1.000	48
8	M	PATO		10	Open Slab	120	1.000	120
9	U	^UL		10	Upper Level (1)	1,501	1.000	1,501
Total Building Area						2,585		4,086