



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 660098492 Parcel ID 20N14E-01-1-00247-002-0010 Cadastral ID 01-20-14-02620 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317181 RODRIGUEZ, LUIS 18544 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18544 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0010 / 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\ROB STUFF\2023-9-19\IMG_0022.JPG 9/19/2023</p>																								
Legal Description Lat/Long: 36.24664531 -95.76884672																													
LOT 10 BLOCK 2 DEER RUN AT STONE CANYON PHASE 1					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 502</td> <td>R23 NEW RMA</td> <td>12/2022</td> <td>09/2023</td> <td>748,569</td> </tr> <tr> <td>R21</td> <td>R22- NEW RPH PER VI</td> <td>09/2021</td> <td>01/2022</td> <td></td> </tr> <tr> <td>R2016 08 12</td> <td>R18-NEW 4323 SQ FT SFR</td> <td>08/2016</td> <td>09/2017</td> <td>858,360</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 502	R23 NEW RMA	12/2022	09/2023	748,569	R21	R22- NEW RPH PER VI	09/2021	01/2022		R2016 08 12	R18-NEW 4323 SQ FT SFR	08/2016	09/2017	858,360
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R2016 08 12	R18-NEW 4323 SQ FT SFR	08/2016	09/2017	858,360																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	2518/31	C.A.B.O. DEVELOPMENT GROUP LLC	12/15/2015	74,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2016		Land Value 125,836	85,177	11%	9,369	Assessed	13,900	1,361.64																				
Year Frozen			Improvements 650,523	41,192		4,531	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00																				
TIF Project ID	0		Total Value 776,359	126,369		13,900	Total Taxable	12,900	1,264.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660098492	RODRIGUEZ, LUIS			3	735,752	1000	12,497	1,224.00																				
2024	2024-660098492	RODRIGUEZ, LUIS			3	765,948	1000	12,103	1,163.00																				
2023	2023-660098492	RODRIGUEZ, LUIS			3	138,750	0	12,721	1,192.00																				
2022	2022-660098492	RODRIGUEZ, LUIS			3	110,140	0	12,115	1,187.00																				
2021	2021-660098492	RODRIGUEZ, LUIS			3	579,498	0	63,745	6,167.00																				
2020	2020-660098492	RODRIGUEZ, LUIS			3	570,014	0	62,702	6,057.00																				
2019	2019-660098492	RODRIGUEZ, LUIS			3	543,565	0	59,792	5,780.00																				
2018	2018-660098492	RODRIGUEZ, LUIS			3	553,571	0	60,893	5,668.00																				
2017	2017-660098492	RODRIGUEZ, LUIS			3	74,000	0	8,140	766.00																				
2016	2016-660098492	RODRIGUEZ, LUIS			3	74,000	0	8,140	766.00																				



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5773		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,146.00 x 5.00 = 125,836		
Factor Value			
Adjustments	1.0000		
Lot Value	125,836		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Stucco
Base/Total Area	3,277 / 4,155
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,277
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	870 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	647,682	155.88 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	740,690	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	614,841		
Lot Value	125,836		
Indicated Value	740,677	178.26	Per SqFt
Agland Value			
Site Improvements	35,682		
Total Value	776,359	186.85	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.19	Total Misc Impr	+ 43,631
Roofing Adj	+ 4.70	Garage Cost	+ 52,783
Subfloor Adj	+ -3.39	Total RCN	= 647,201
Heat/Cool Adj	+ 17.38	Depreciation (5%)	- 32,360
Plumbing Adj	+ 8.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 614,841
Adj Base Cost	= 132.56	Lot Value	+ 125,836
Total Area	x 4,155	Indicated Value	= 740,677
Adjusted Cost	= 550,787	Value Per SqFt	178.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	7,721.18		23,164
SHLT	STORM SHELTER	0		1	2017	1	0.00	
ODFP	Outdoor Fireplace/Firepit	0		1	2021	1	4,987.18	4,987
PRCH	Porch	134589	22x17		374	34.96		13,075
PRCH	SLAB PORCH - COVERED	134590	66		66	36.44		2,405



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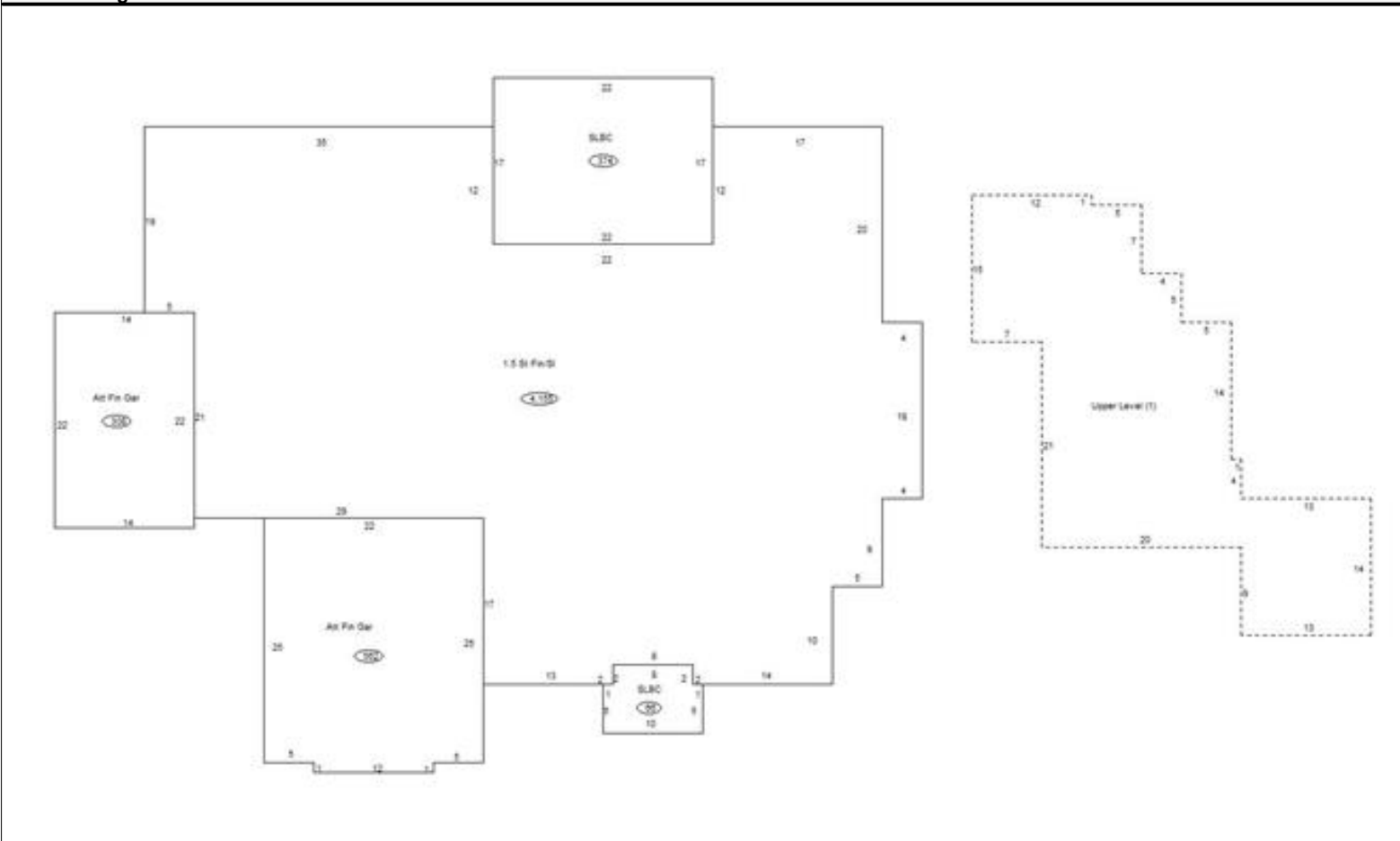
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Sketch Image

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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	3,277	1.268	4,155
2	G	5		10	Att Fin Gar	562	1.000	562
3	G	5		10	Att Fin Gar	308	1.000	308
4	M	PRCH		10	SLBC	374	1.000	374
5	M	PRCH		10	SLBC	66	1.000	66
6	U	^UL		10	Upper Level (1)	878	1.000	878
Total Building Area						3,277		4,155



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA GA		21x14x8	Concrete		1
	Qual 4	Cond 4	Year 2021	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (8,350.00 x 1)	8,350			8,350	8,350

SPLG	Swimming Pool - In Ground		0x0x0	Concrete		586
Qual 5	Cond 5	Year	2017	Eff Age	4	

0
0
0

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (59.04 x 586)	34,597			34,597	27,332