



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:51
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098493 Parcel ID 20N14E-01-1-00247-002-0011 Cadastral ID 01-20-14-02630 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343513 NIGG, ROBERT DALE & KIMBERLY ANN 18608 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18608 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0011 / 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: 36.24637222 -95.76852555										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>R25 PLHR</td> <td></td> <td>08/2025</td> <td>12/2025</td> <td></td> </tr> <tr> <td>R25 001</td> <td>NEW POOL</td> <td>01/2025</td> <td>12/2025</td> <td>131,116</td> </tr> <tr> <td>R19 000013</td> <td>R20- NEW 2930 SQ FT SFR</td> <td>01/2019</td> <td>11/2019</td> <td>300,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 PLHR		08/2025	12/2025		R25 001	NEW POOL	01/2025	12/2025	131,116	R19 000013	R20- NEW 2930 SQ FT SFR	01/2019	11/2019	300,000																																																															
Number	Description	Opened	Closed	Amount																																																																																													
R25 PLHR		08/2025	12/2025																																																																																														
R25 001	NEW POOL	01/2025	12/2025	131,116																																																																																													
R19 000013	R20- NEW 2930 SQ FT SFR	01/2019	11/2019	300,000																																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>CRANDALL, DANIELLE R &</td> <td>01/17/2024</td> <td>590,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>04/17/2020</td> <td>463,500</td> <td>YES</td> </tr> <tr> <td>2520/16</td> <td>C.A.B.O. DEVELOPMENT GROUP LLC</td> <td>12/23/2015</td> <td>74,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CRANDALL, DANIELLE R &	01/17/2024	590,000	YES	/	1ST CHOICE QUALITY BUILDERS LLC	04/17/2020	463,500	YES	2520/16	C.A.B.O. DEVELOPMENT GROUP LLC	12/23/2015	74,000	15																																																										
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	No	1,000																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	CRANDALL, DANIELLE R &	01/17/2024	590,000	YES																																																																																													
/	1ST CHOICE QUALITY BUILDERS LLC	04/17/2020	463,500	YES																																																																																													
2520/16	C.A.B.O. DEVELOPMENT GROUP LLC	12/23/2015	74,000	15																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>158,160</td> <td>158,160</td> <td>11%</td> <td>17,398</td> <td>Assessed</td> <td>75,904 7,435.56</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>536,863</td> <td>531,878</td> <td></td> <td>58,506</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>70,538</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>695,023</td> <td>690,038</td> <td>75,904</td> <td>Total Taxable</td> <td>75,904</td> <td>7,436.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value	158,160	158,160	11%	17,398	Assessed	75,904 7,435.56	Year Frozen		Improvements	536,863	531,878		58,506	Penalty	0	Uncapped Value	70,538	Mobile Home	0	0	0	0	Exemption	0.00	TIF Project ID	0	Total Value	695,023	690,038	75,904	Total Taxable	75,904	7,436.00																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																									
Remove Cap	2025	Land Value	158,160	158,160	11%	17,398	Assessed	75,904 7,435.56																																																																																									
Year Frozen		Improvements	536,863	531,878		58,506	Penalty	0																																																																																									
Uncapped Value	70,538	Mobile Home	0	0	0	0	Exemption	0.00																																																																																									
TIF Project ID	0	Total Value	695,023	690,038	75,904	Total Taxable	75,904	7,436.00																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660098493</td> <td>NIGG, ROBERT DALE &</td> <td>3</td> <td>590,000</td> <td>0</td> <td>64,900</td> <td>6,358.00</td> </tr> <tr> <td>2024</td> <td>2024-660098493</td> <td>NIGG, ROBERT DALE &</td> <td>3</td> <td>576,977</td> <td>1000</td> <td>55,019</td> <td>5,286.00</td> </tr> <tr> <td>2023</td> <td>2023-660098493</td> <td>CRANDALL, DANIELLE R &</td> <td>3</td> <td>504,555</td> <td>1000</td> <td>53,388</td> <td>5,003.00</td> </tr> <tr> <td>2022</td> <td>2022-660098493</td> <td>CRANDALL, DANIELLE R &</td> <td>3</td> <td>489,990</td> <td>1000</td> <td>51,804</td> <td>5,075.00</td> </tr> <tr> <td>2021</td> <td>2021-660098493</td> <td>CRANDALL, DANIELLE R &</td> <td>3</td> <td>466,052</td> <td>1000</td> <td>50,266</td> <td>4,863.00</td> </tr> <tr> <td>2020</td> <td>2020-660098493</td> <td>CRANDALL, DANIELLE R &</td> <td>3</td> <td>158,027</td> <td>0</td> <td>17,383</td> <td>1,679.00</td> </tr> <tr> <td>2019</td> <td>2019-660098493</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>3,604</td> <td>0</td> <td>396</td> <td>38.00</td> </tr> <tr> <td>2018</td> <td>2018-660098493</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>3,604</td> <td>0</td> <td>396</td> <td>37.00</td> </tr> <tr> <td>2017</td> <td>2017-660098493</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>3,604</td> <td>0</td> <td>396</td> <td>37.00</td> </tr> <tr> <td>2016</td> <td>2016-660098493</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>3,604</td> <td>0</td> <td>396</td> <td>37.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098493	NIGG, ROBERT DALE &	3	590,000	0	64,900	6,358.00	2024	2024-660098493	NIGG, ROBERT DALE &	3	576,977	1000	55,019	5,286.00	2023	2023-660098493	CRANDALL, DANIELLE R &	3	504,555	1000	53,388	5,003.00	2022	2022-660098493	CRANDALL, DANIELLE R &	3	489,990	1000	51,804	5,075.00	2021	2021-660098493	CRANDALL, DANIELLE R &	3	466,052	1000	50,266	4,863.00	2020	2020-660098493	CRANDALL, DANIELLE R &	3	158,027	0	17,383	1,679.00	2019	2019-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	38.00	2018	2018-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00	2017	2017-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00	2016	2016-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098493	NIGG, ROBERT DALE &	3	590,000	0	64,900	6,358.00																																																																																										
2024	2024-660098493	NIGG, ROBERT DALE &	3	576,977	1000	55,019	5,286.00																																																																																										
2023	2023-660098493	CRANDALL, DANIELLE R &	3	504,555	1000	53,388	5,003.00																																																																																										
2022	2022-660098493	CRANDALL, DANIELLE R &	3	489,990	1000	51,804	5,075.00																																																																																										
2021	2021-660098493	CRANDALL, DANIELLE R &	3	466,052	1000	50,266	4,863.00																																																																																										
2020	2020-660098493	CRANDALL, DANIELLE R &	3	158,027	0	17,383	1,679.00																																																																																										
2019	2019-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	38.00																																																																																										
2018	2018-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00																																																																																										
2017	2017-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00																																																																																										
2016	2016-660098493	1ST CHOICE QUALITY BUILDERS LLC	3	3,604	0	396	37.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:51
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5573		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,277.00 x 5.10 = 123,837		
Factor Value			
Adjustments	1.2772		
Lot Value	158,160		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_005I 7/19/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,976 / 2,976
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,976
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,064 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	529,081	177.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	530,940		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109,38	Total Misc Impr	+ 31,179
Roofing Adj	+ 5.65	Garage Cost	+ 60,552
Subfloor Adj	+ -4.37	Total RCN	= 494,771
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 19,791
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 474,980
Adj Base Cost	= 135.43	Lot Value	+ 158,160
Total Area	x 2,976	Indicated Value	= 633,140
Adjusted Cost	= 403,040	Value Per SqFt	212.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	474,980		
Lot Value	158,160		
Indicated Value	633,140	212.75	Per SqFt
Agland Value			
Site Improvements	61,883		
Total Value	695,023	233.54	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	143760	20x15		300	31.94		9,582
PRCH	SLAB PORCH - COVERED	143761	128		128	32.70		4,186
PATO	SLAB PORCH - OPEN	143762	16x5		80	14.39		1,151
ODFP	Outdoor Fireplace/Firepit			1 2025	1	4,196.11		4,196
ODRK	Outdoor Kitchen			1 2025	1	4,820.00		4,820



Rogers

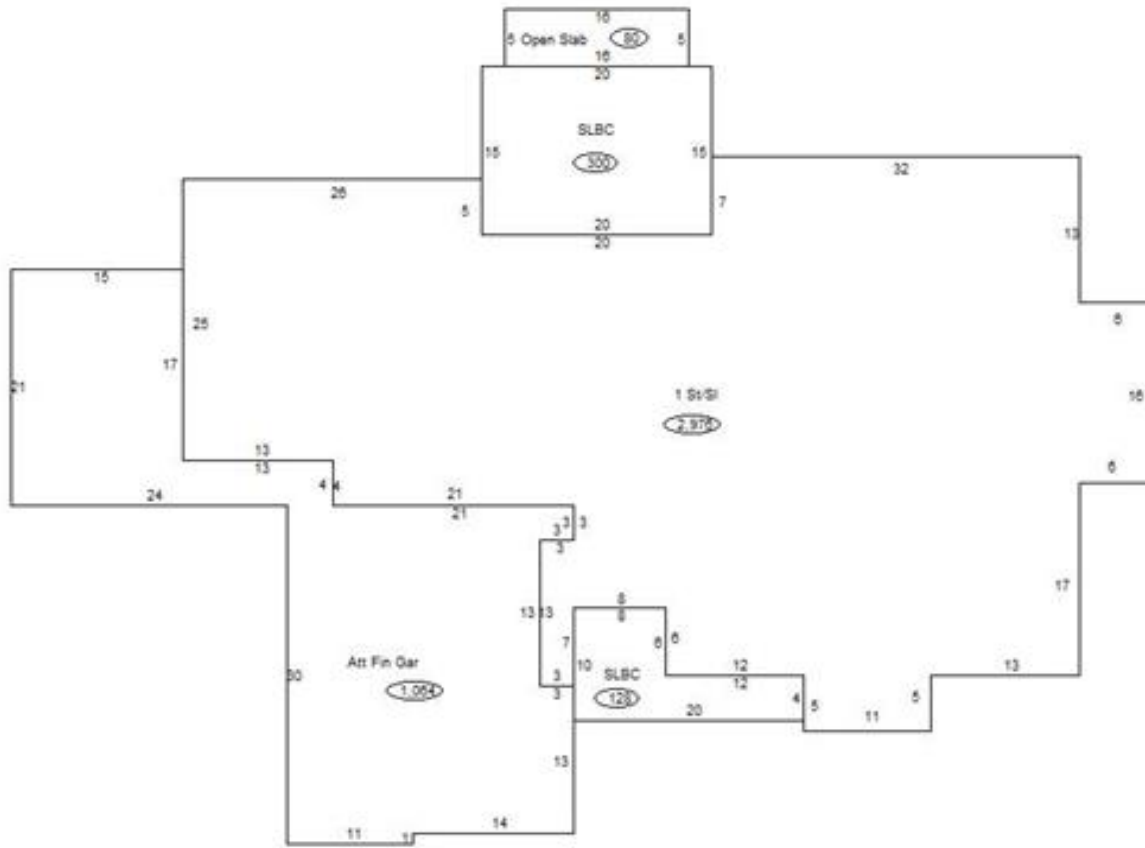
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:08:51
 Page 3

Sketch Image

660098493



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,976	1.000	2,976
2	G	5		13	Att Fin Gar	1,064	1.000	1,064
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	128	1.000	128
5	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						2,976		2,976



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:08:51
 Page 4

660098493

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	25x35x6	Concrete		687
	Qual	5	Cond 5	Year 2025	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (57.62 x 687)		39,585		39,585	39,585
	GZBO	Gazebo	18x24x8	Concrete	Composition Shingle	432
	Qual	5	Cond 5	Year 2025	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (38.24 x 432)		16,520		16,520	16,520
	ODFP	Outdoor Fireplace/Firepit	0x0x0	Concrete		1
	Qual	5	Cond 5	Year 2025	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (5,778.25 x 1)		5,778		5,778	5,778