



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:59
Page 1

Assessment Data					Primary Image														
Account 660098497 Parcel ID 20N14E-01-1-00247-002-0015 Cadastral ID 01-20-14-02670 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320298 BORUCKI, RICHARD J & TIFFANY 18688 E REDFOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18688 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0015 / 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\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_007 7/19/2021</p>														
Legal Description Lat/Long: 36.24546428 -95.76689128																			
LOT 15 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>R2016 06 29</td> <td>R17-NEW 3415 SQ FT SFR</td> <td>06/2016</td> <td>12/2016</td> <td>344,915</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 06 29	R17-NEW 3415 SQ FT SFR	06/2016	12/2016	344,915
Number	Description	Opened	Closed	Amount															
R2016 06 29	R17-NEW 3415 SQ FT SFR	06/2016	12/2016	344,915															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2601/256	1ST CHOICE QUALITY BUILDERS LLC	12/20/2016	500,000	YES										
					2525/271	C.A.B.O. DEVELOPMENT GROUP LLC	01/22/2016	76,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 150,066	111,011	11%	12,211	Assessed	65,154	6,382.49										
Year Frozen			Improvements 509,084	481,301		52,943	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 659,150	592,312		65,154	Total Taxable	64,154	6,285.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098497	BORUCKI, RICHARD J & TIFFANY			3	620,179	1000	62,257	6,099.00										
2024	2024-660098497	BORUCKI, RICHARD J & TIFFANY			3	674,936	1000	60,414	5,804.00										
2023	2023-660098497	BORUCKI, RICHARD J & TIFFANY			3	542,051	1000	58,626	5,494.00										
2022	2022-660098497	BORUCKI, RICHARD J & TIFFANY			3	540,065	1000	58,407	5,722.00										
2021	2021-660098497	BORUCKI, RICHARD J & TIFFANY			3	530,581	1000	56,709	5,486.00										
2020	2020-660098497	BORUCKI, RICHARD J & TIFFANY			3	522,322	1000	55,027	5,316.00										
2019	2019-660098497	BORUCKI, RICHARD & TIFFANY			3	494,505	1000	53,396	5,162.00										
2018	2018-660098497	BORUCKI, RICHARD & TIFFANY			3	506,706	1000	54,738	5,095.00										
2017	2017-660098497	BORUCKI, RICHARD & TIFFANY			3	502,702	1000	54,297	5,107.00										
2016	2016-660098497	1ST CHOICE QUALITY BUILDERS LLC			3	3,604	0	396	37.00										



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 Time 09:08:59
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8191		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	35,681.00 x 4.21 = 150,066		
Factor Value			
Adjustments	1.0000		
Lot Value	150,066		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,435 / 3,435
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,435
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 5.0 /
Basement Area	
Garage Type	869 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	488,171	142.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	645,690		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.17	Total Misc Impr	+ 18,851
Roofing Adj	+ 5.56	Garage Cost	+ 49,455
Subfloor Adj	+ -4.27	Total RCN	= 535,878
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 26,794
Plumbing Adj	+ 11.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 509,084
Adj Base Cost	= 136.12	Lot Value	+ 150,066
Total Area	x 3,435	Indicated Value	= 659,150
Adjusted Cost	= 467,572	Value Per SqFt	191.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	509,084		
Lot Value	150,066		
Indicated Value	659,150	191.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	659,150	191.89	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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	130310	13x11		143	32.61		4,663
PRCH	SLAB PORCH - COVERED	130311	15x11		165	32.47		5,358
PRCH	SLAB PORCH - COVERED	130312	8x6		48	33.04		1,586



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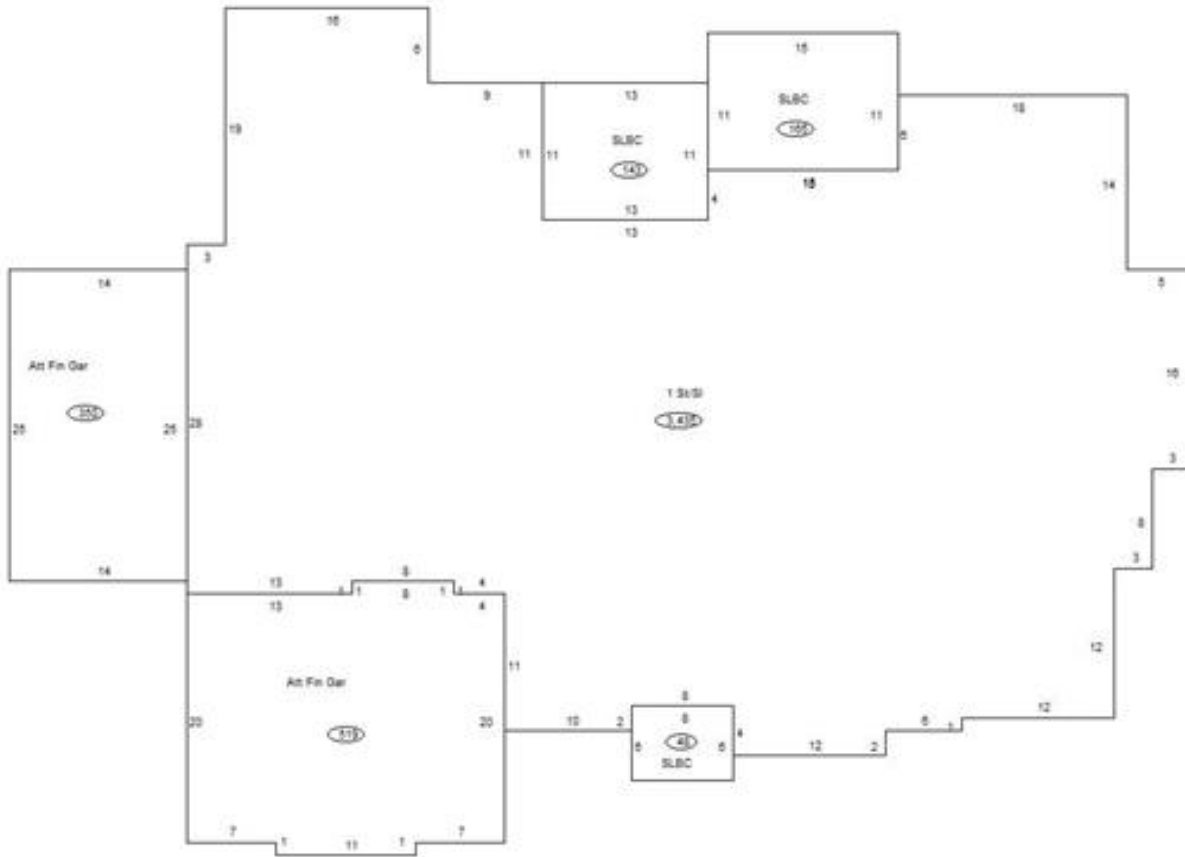
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 Page 3

Sketch Image

660098497



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,435	1.000	3,435
2	G	5		10	Att Fin Gar	519	1.000	519
3	M	PRCH		10	SLBC	143	1.000	143
4	M	PRCH		10	SLBC	165	1.000	165
5	M	PRCH		10	SLBC	48	1.000	48
6	G	5		10	Att Fin Gar	350	1.000	350
Total Building Area						3,435		3,435