



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	660098502				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-19\IMG_009I 7/20/2021</p>				
Parcel ID	20N14E-01-1-00247-003-0005								
Cadastral ID	01-20-14-02710								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	345934								
CAI, LE									
18441 E PERSIMMON LN OWASSO OK 74055-0000									
Parcel Location									
Situs	18441 E PERSIMMON LN								
Subdivision	DEER RUN AT STONE CANYON PHASE I								
Lot/Block	0005 / 0003	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: 36.24889202 -95.76885911									
Building Permits									
LOT 5 BLOCK 3 DEER RUN AT STONE CANYON PHASE 1									
Number	Description	Opened	Closed	Amount					
R17 000002	R19- NEW SFR 2810 SQ FT	10/2017	07/2018	210,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	PACKNETT, KRISTIN	11/08/2024	585,000	YES					
/	CLINE, GARY L & SANDRA D	11/07/2022	550,500	YES					
2718/250	EXECUTIVE HOMES LLC	06/13/2018	416,500	YES					
2655/810	SCORE, KIMBERLY	08/21/2017	72,000	15					
2626/862	SCORE, KENNETH & KIMBERLY	04/18/2017	0	4					
2579/25	C.A.B.O. DEVELOPMENT CO LLC	09/15/2016	72,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	176,073	176,073	11%	19,368	Assessed	66,280 6,492.79	
Year Frozen	2022	Improvements	446,591	426,477		46,912	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	622,664	602,550		66,280	Total Taxable	65,280 6,395.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098502	CAI, LE	3	585,000	1000	63,350	6,206.00		
2024	2024-660098502	PACKNETT, KRISTIN	3	560,956	0	61,705	5,928.00		
2023	2023-660098502	PACKNETT, KRISTIN	3	550,500	0	60,555	5,675.00		
2022	2022-660098502	CLINE, GARY L & SANDRA D	3	464,078	1000	49,120	4,812.00		
2021	2021-660098502	CLINE, GARY L & SANDRA D	3	442,367	1000	47,660	4,611.00		
2020	2020-660098502	CLINE, GARY L & SANDRA D	3	439,153	1000	46,378	4,480.00		
2019	2019-660098502	CLINE, GARY L & SANDRA D	3	418,164	1000	44,998	4,350.00		
2018	2018-660098502	CLINE, GARY L & SANDRA D	3	74,000	0	8,140	758.00		
2017	2017-660098502	EXECUTIVE HOMES LLC	3	74,000	0	8,140	766.00		
2016	2016-660098502	SCORE, KENNETH & KIMBERLY	3	3,604	0	396	37.00		



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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5013	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,837.00 x 5.41 = 118,225	
Factor Value		
Adjustments	1.4893	
Lot Value	176,073	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,921 / 2,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,921
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	802 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	436,032	149.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	522,510 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	446,591		
Lot Value	176,073		
Indicated Value	622,664	213.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	622,664	213.17	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.23	Total Misc Impr	+ 26,157
Roofing Adj	+ 5.66	Garage Cost	+ 45,642
Subfloor Adj	+ -4.37	Total RCN	= 465,199
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 18,608
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 446,591
Adj Base Cost	= 134.68	Lot Value	+ 176,073
Total Area	x 2,921	Indicated Value	= 622,664
Adjusted Cost	= 393,400	Value Per SqFt	213.17

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	2020	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	SLAB PORCH - COVERED	137674	120		120	32.75		3,930
PRCH	Porch	137675	339		339	31.82		10,787

