




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:09:10
 Page 1

Assessment Data					Primary Image														
Account 660098503 Parcel ID 20N14E-01-1-00247-003-0006 Cadastral ID 01-20-14-02720 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 271234 HARPER, CHRISTOPHER J & MELODY D-CO-TRUSTEES HARPER FAMILY REVOC TRUST 18461 E PERSIMMON LN OWASSO OK 74055-0000 Parcel Location Situs 18461 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0006 / 0003 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\2021-7-20\IMG_0001 7/20/2021</p>														
Legal Description Lat/Long: 36.24886298 -95.76823409																			
LOT 6 BLOCK 3 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 02 11</td> <td>R17-NEW 3092 SQ FT SFR</td> <td>02/2016</td> <td>09/2016</td> <td>300,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 02 11	R17-NEW 3092 SQ FT SFR	02/2016	09/2016	300,000
Number	Description	Opened	Closed	Amount															
R2016 02 11	R17-NEW 3092 SQ FT SFR	02/2016	09/2016	300,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2521/799	C.A.B.O. DEVELOPMENT GROUP LLC	01/04/2016	74,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 141,501	136,740	11%	15,041	Assessed	64,884	6,356.04										
Year Frozen			Improvements 474,424	453,115		49,843	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 615,925	589,855		64,884	Total Taxable	63,884	6,258.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098503	HARPER, CHRISTOPHER J &			3	581,419	1000	61,994	6,073.00										
2024	2024-660098503	HARPER, CHRISTOPHER J &			3	622,199	1000	60,159	5,779.00										
2023	2023-660098503	HARPER, CHRISTOPHER J &			3	539,802	1000	58,378	5,471.00										
2022	2022-660098503	HARPER, CHRISTOPHER J &			3	528,719	1000	57,159	5,600.00										
2021	2021-660098503	HARPER, CHRISTOPHER J &			3	528,689	1000	56,971	5,511.00										
2020	2020-660098503	HARPER, CHRISTOPHER J &			3	524,639	1000	55,283	5,340.00										
2019	2019-660098503	HARPER, CHRISTOPHER J &			3	496,756	1000	53,643	5,186.00										
2018	2018-660098503	HARPER, CHRISTOPHER J &			3	506,052	1000	54,666	5,088.00										
2017	2017-660098503	HARPER, CHRISTOPHER J &			3	501,356	1000	54,149	5,093.00										
2016	2016-660098503	HARPER, CHRISTOPHER J &			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 09:09:10
Page 2

Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7336	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	31,957.00 x 4.43 = 141,501	
Factor Value		
Adjustments	1.0000	
Lot Value	141,501	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Stucco
Base/Total Area	3,044 / 3,044
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,044
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	871 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_0001 7/20/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	470,299	154.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	406,430		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	454,097		
Lot Value	141,501		
Indicated Value	595,598	195.66	Per SqFt
Agland Value			
Site Improvements	20,327		
Total Value	615,925	202.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.70	Total Misc Impr	+	18,827			
Roofing Adj	+ 5.64	Garage Cost	+	49,569			
Subfloor Adj	+ -4.36	Total RCN	=	477,997			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	23,900			
Plumbing Adj	+ 8.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	454,097			
Adj Base Cost	= 134.56	Lot Value	+	141,501			
Total Area	x 3,044	Indicated Value	=	595,598			
Adjusted Cost	= 409,601	Value Per SqFt		195.66			

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	129192	18x16		288	31.98		9,210
PRCH	SLAB PORCH - COVERED	129193	9x8		72	32.96		2,373



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:09:10
Page 4

660098503

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		488
	Qual 4	Cond 4	Year 2017	Eff Age 5		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (57.06 x 488)		27,845	27,845	7,518	20,327