



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:09:14
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098505 Parcel ID 20N14E-01-1-00247-003-0008 Cadastral ID 01-20-14-02740 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338330 COLDIRON, CARSON KYLE & SHANNON SHAREE 18523 E PERSIMMON LN OWASSO OK 74055-0000 Parcel Location Situs 18523 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0008 / 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_0011 7/20/2021</p>																																																																																												
Legal Description Lat/Long: 36.24815284 -95.76760315 LOT 8 BLOCK 3 DEER RUN AT STONE CANYON PHASE 1																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4984		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	21,710.00 x 5.43 = 117,933		
Factor Value			
Adjustments	1.1195		
Lot Value	132,031		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_001 7/20/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,930 / 3,647
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,930
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	740 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	586,943	160.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	647,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.80	Total Misc Impr	+ 28,822
Roofing Adj	+ 5.15	Garage Cost	+ 47,671
Subfloor Adj	+ -3.51	Total RCN	= 582,405
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 29,120
Plumbing Adj	+ 7.83	Lump Sums	+ 28,198
Basement Adj	+ 0.00	RCNLD	= 581,483
Adj Base Cost	= 138.72	Lot Value	+ 132,031
Total Area	x 3,647	Indicated Value	= 713,514
Adjusted Cost	= 505,912	Value Per SqFt	195.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	581,483		
Lot Value	132,031		
Indicated Value	713,514	195.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	713,514	195.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	8,198.48	8,198
PRCH	SLAB PORCH - COVERED	130333	10x5			50	37.16	1,858
PRCH	SLAB PORCH - COVERED	130334	7x4			28	37.24	1,043
PRCH	SLAB PORCH - COVERED	130335	356			356	35.74	12,723
PATO	SLAB PORCH - OPEN	130336	16x12			192	14.86	2,853
PATO	SLAB PORCH - OPEN	130337	23x6			138	15.56	2,147
GRDT	Garage - Detached	176357	646			646	43.65	28,198



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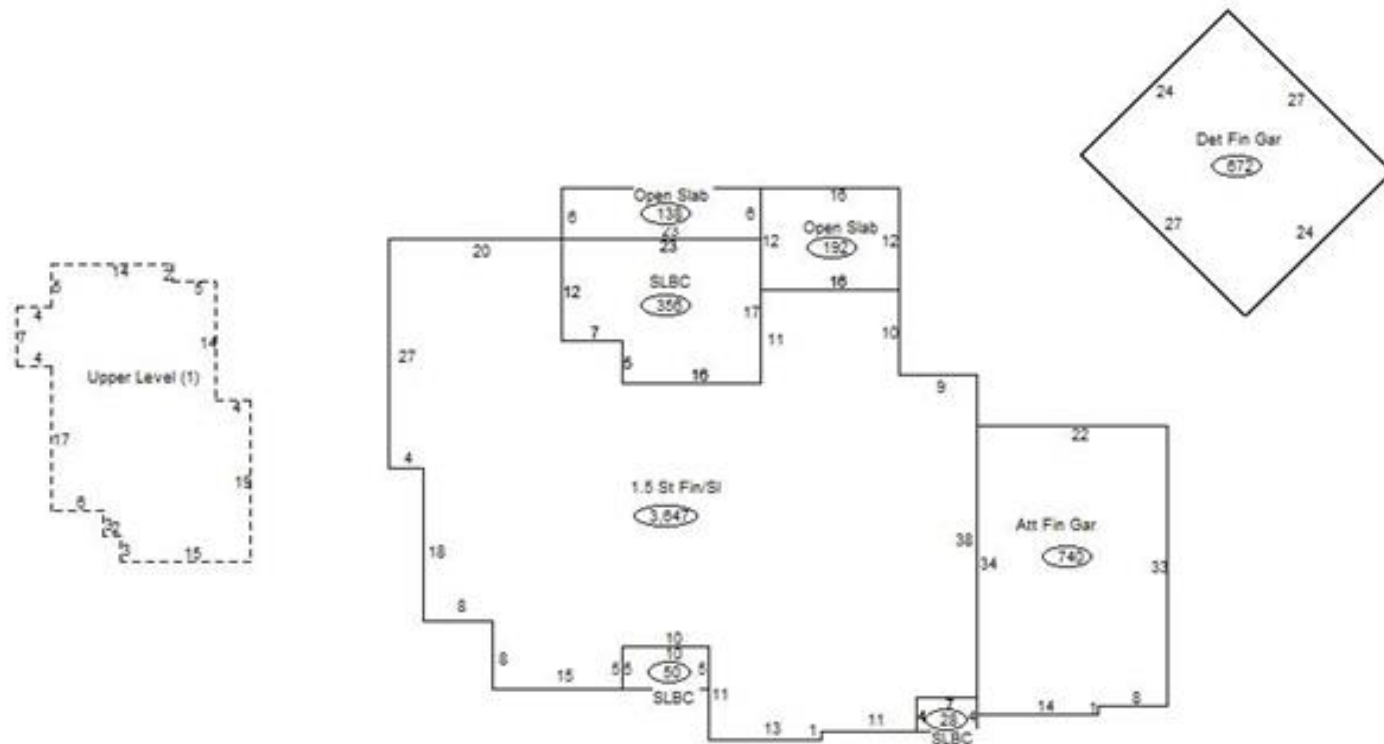
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Sketch Image

660098505



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,930	1.245	3,647
2	G	5		20	Att Fin Gar	740	1.000	740
3	U	^UL		20	Upper Level (1)	717	1.000	717
4	M	PRCH		20	SLBC	50	1.000	50
5	M	PRCH		20	SLBC	28	1.000	28
6	M	PRCH		20	SLBC	356	1.000	356
7	M	PATO		20	Open Slab	192	1.000	192
8	M	PATO		20	Open Slab	138	1.000	138
9	G	6		20	Det Fin Gar	672	1.000	672
Total Building Area						2,930		3,647