



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:09:19  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098508 <b>Parcel ID</b> 20N14E-01-1-00247-003-0011 <b>Cadastral ID</b> 01-20-14-02770 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 328129 DUNCAN, BRYAN HOWARD & CONNIE CHRISTINE-TRUSTEES DUNCAN FAMILY TRUST 18625 E PERSIMMON LN OWASSO OK 74055-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_002! 7/20/2021</p>																																																																																												
<b>Parcel Location</b> <b>Situs</b> 18625 E PERSIMMON LN <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE I <b>Lot/Block</b> 0011 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.24728586 -95.76680805 LOT 11 BLOCK 3 DEER RUN AT STONE CANYON PHASE 1					<b>Building Permits</b> <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>R24 060</td> <td>NEW POOL</td> <td>10/2024</td> <td>12/2025</td> <td>55,000</td> </tr> <tr> <td>R24 348</td> <td>NEW DTCH ACC BLDG 11X25</td> <td>10/2024</td> <td>12/2025</td> <td>30,000</td> </tr> <tr> <td>R19 000243</td> <td>R21- NEW 3029 SQ FT SFR</td> <td>07/2019</td> <td>05/2020</td> <td>505,041</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 060	NEW POOL	10/2024	12/2025	55,000	R24 348	NEW DTCH ACC BLDG 11X25	10/2024	12/2025	30,000	R19 000243	R21- NEW 3029 SQ FT SFR	07/2019	05/2020	505,041																																																																				
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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	0.5205	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,673.00 x 5.30 = 120,148	
Factor Value		
Adjustments	1.0000	
Lot Value	120,148	

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% Veneer, Stone
Base/Total Area	3,115 / 3,115
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,115
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,001 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3



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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	530,972	170.46	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	532,100 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	485,101		
Lot Value	120,148		
Indicated Value	605,249	194.30	Per SqFt
Agland Value			
Site Improvements	53,233		
Total Value	658,482	211.39	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.89	Total Misc Impr	+	23,983			
Roofing Adj	+ 5.61	Garage Cost	+	56,967			
Subfloor Adj	+ -4.34	Total RCN	=	500,104			
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	-	15,003			
Plumbing Adj	+ 8.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	485,101			
Adj Base Cost	= 134.56	Lot Value	+	120,148			
Total Area	x 3,115	Indicated Value	=	605,249			
Adjusted Cost	= 419,154	Value Per SqFt		194.30			

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		
PRCH	SLAB PORCH - COVERED	145712	413		413	31.58		13,043
PRCH	SLAB PORCH - COVERED	145713	12x6		72	32.96		2,373
PRCH	SLAB PORCH - COVERED	145714	10x4		40	33.07		1,323

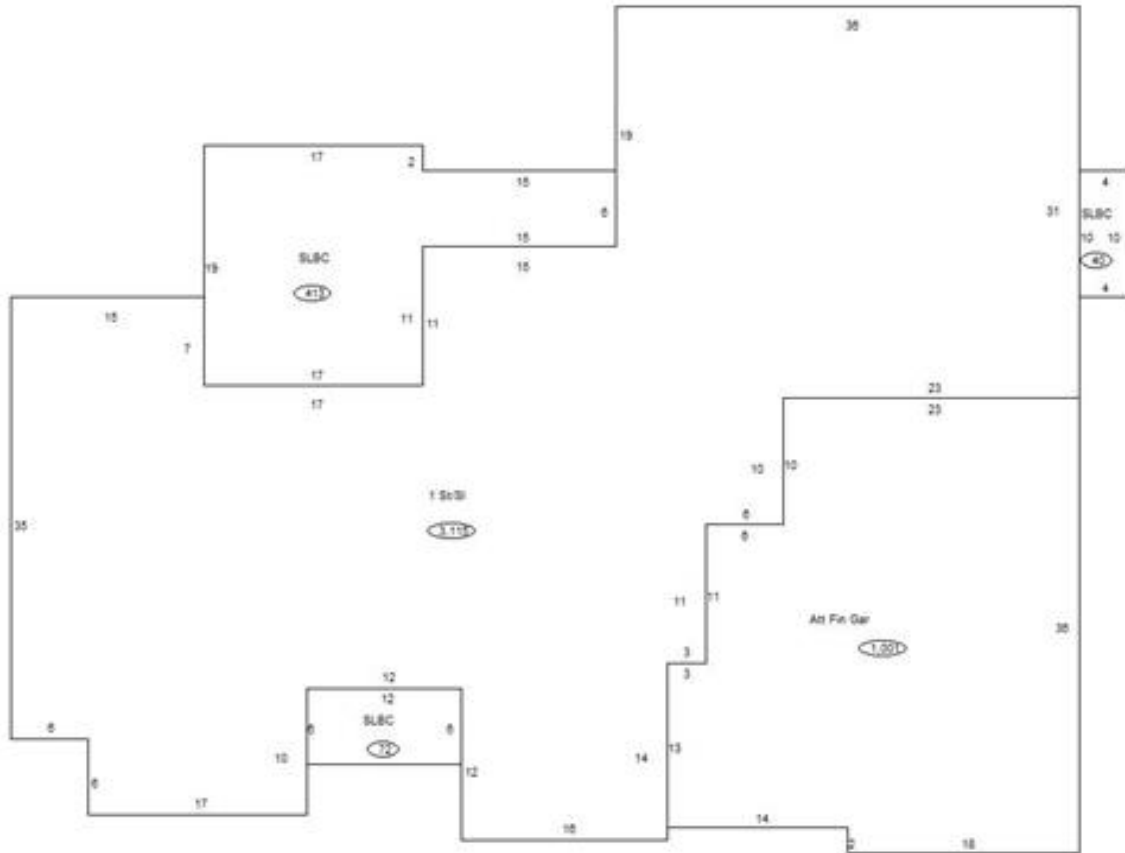


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,115	1.000	3,115
2	G	5		10	Att Fin Gar	1,001	1.000	1,001
3	M	PRCH		10	SLBC	413	1.000	413
4	M	PRCH		10	SLBC	72	1.000	72
5	M	PRCH		10	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>3,115</b>		<b>3,115</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	18x34x6	Concrete		612
	Qual 2	Cond 3	Year 2025	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (44.55 x 612)	27,265		27,265	1,363	25,902

PLHR	Pool House - Residential	11x25x10	Concrete	Composition Shingle	275
Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (100.39 x 275)	27,607		27,607	276	27,331