



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:09:25
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Assessment Data					Primary Image																																																																																												
Account 660098511 Parcel ID 20N14E-01-1-00247-003-0014 Cadastral ID 01-20-14-02800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 322945 BOUDREAUX, DAMIAN PHILIP & ESTHER LUCK-TRUSTEES D.P.&E.L. BOUDREAUX REVOC TRUST 18685 E PERSIMMON LN OWASSO OK 74055-0000																																																																																																	
Parcel Location Situs 18685 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0014 / 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: 36.24618518 -95.76672450 LOT 14 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>R2017 01 1</td> <td>R18-NEW 3639 SQ FT SFR</td> <td>01/2017</td> <td>06/2017</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 01 1	R18-NEW 3639 SQ FT SFR	01/2017	06/2017	275,000																																																																														
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6276		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,339.00 x 4.79 = 130,880		
Factor Value			
Adjustments	1.0000		
Lot Value	130,880		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,551 / 3,659
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,551
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	736 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	545,255	149.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	664,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.09	Total Misc Impr	+ 27,226
Roofing Adj	+ 4.30	Garage Cost	+ 44,653
Subfloor Adj	+ -3.19	Total RCN	= 554,611
Heat/Cool Adj	+ 17.38	Depreciation (4%)	- 22,184
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 532,427
Adj Base Cost	= 131.93	Lot Value	+ 130,880
Total Area	x 3,659	Indicated Value	= 663,307
Adjusted Cost	= 482,732	Value Per SqFt	181.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	532,427		
Lot Value	130,880		
Indicated Value	663,307	181.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	663,307	181.28	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	134060	330		330	35.09		11,580
PRCH	SLAB PORCH - COVERED	134061	8x4		32	36.57		1,170
PRCH	SLAB PORCH - COVERED	134062	7x4		28	36.59		1,025
PRCH	SLAB PORCH - COVERED	134063	5x2		10	36.66		367
PATO	SLAB PORCH - OPEN	134064	6x5		30	15.22		457
PRCH	SLAB PORCH - COVERED	134065	17x8		136	36.07		4,906



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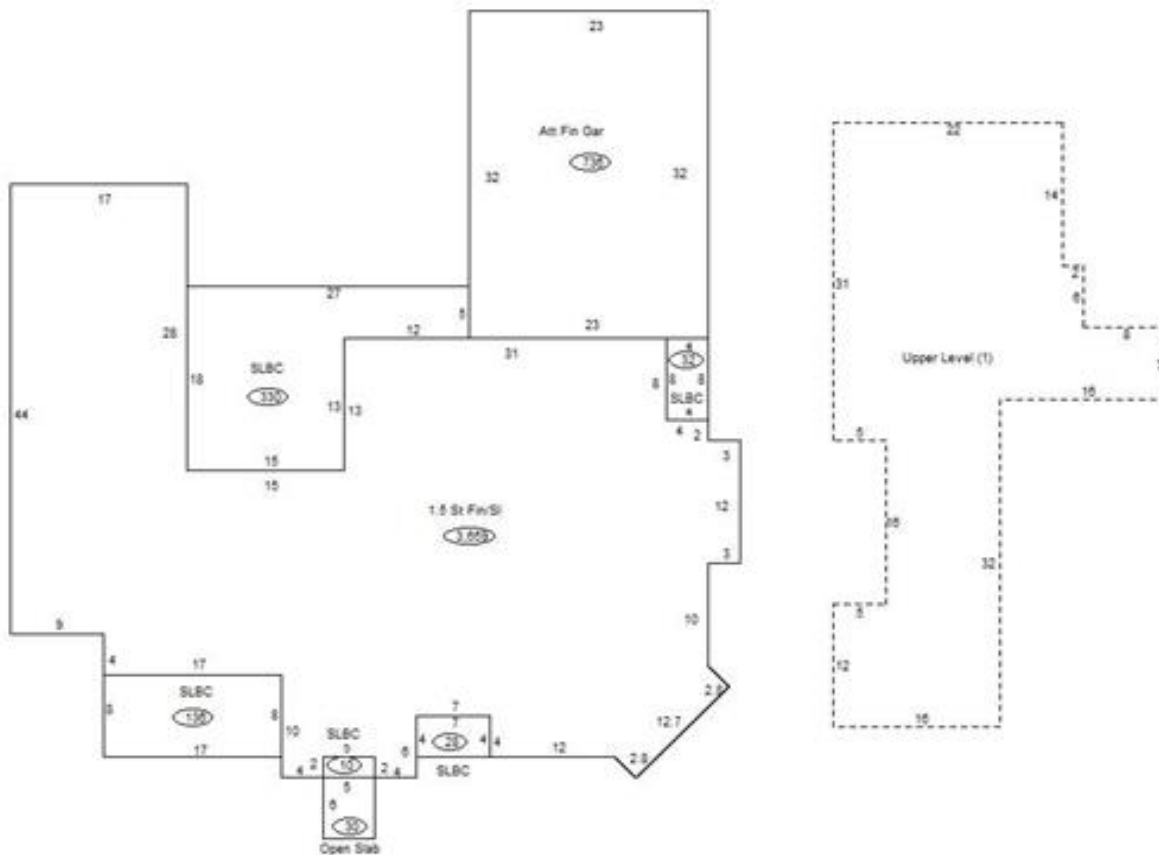
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Sketch Image

660098511



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,551	1.434	3,659
2	G	5		13	Att Fin Gar	736	1.000	736
3	M	PRCH		13	SLBC	330	1.000	330
4	M	PRCH		13	SLBC	32	1.000	32
5	M	PRCH		13	SLBC	28	1.000	28
6	M	PRCH		13	SLBC	10	1.000	10
7	M	PATO		13	Open Slab	30	1.000	30
8	M	PRCH		13	SLBC	136	1.000	136
9	U	^UL		13	Upper Level (1)	1,108	1.000	1,108
Total Building Area						2,551		3,659