



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:09:30
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Assessment Data					Primary Image																																																																																												
Account 660098514 Parcel ID 20N14E-01-1-00247-004-0003 Cadastral ID 01-20-14-02820 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 326381 MASON, BRIAN J & BEASLEY L TRUSTEES MASON FAMILY REVOC LIVING TRUST 18460 E PERSIMMON LN OWASSO OK 74055-0000																																																																																																	
Parcel Location Situs 18460 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0003 / 0004 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: 36.24820311 -95.76849766 LOT 3 BLOCK 4 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 10 26</td> <td>R19- NEW SFR 2695 SQ FT</td> <td>10/2017</td> <td>05/2018</td> <td>279,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 10 26	R19- NEW SFR 2695 SQ FT	10/2017	05/2018	279,000																																																																														
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5803		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,278.00 x 4.99 = 126,139		
Factor Value			
Adjustments	1.0000		
Lot Value	126,139		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_005I 7/20/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,605 / 2,605
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,605
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	681 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	458,125	175.86 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	493,260	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	455,349		
Lot Value	126,139		
Indicated Value	581,488	223.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	581,488	223.22	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	124.89	Total Misc Impr	+	23,001
Roofing Adj	+ 6.54	Garage Cost	+	44,238
Subfloor Adj	+ -4.56	Total RCN	=	474,322
Heat/Cool Adj	+ 18.45	Depreciation (4%)	-	18,973
Plumbing Adj	+ 10.95	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	455,349
Adj Base Cost	= 156.27	Lot Value	+	126,139
Total Area	x 2,605	Indicated Value	=	581,488
Adjusted Cost	= 407,083	Value Per SqFt		223.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace	0		1	1	5,778.25		5,778
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	Porch	138641	17x11		187	36.38		6,803
PATO	Patio - Open	138642	213		213	14.46		3,080
PRCH	Porch	138643	7x6		42	37.19		1,562



Rogers

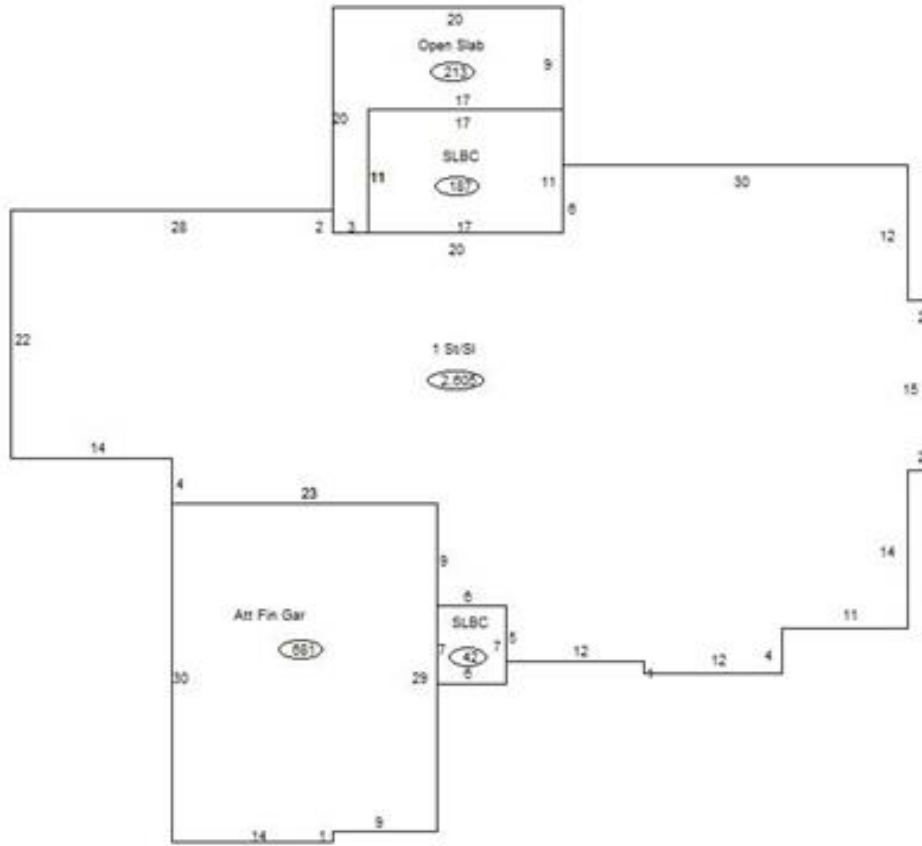
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Sketch Image

660098514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,605	1.000	2,605
2	G	5		13	Att Fin Gar	681	1.000	681
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PATO		13	Open Slab	213	1.000	213
5	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,605		2,605