



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:09:38  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098518 <b>Parcel ID</b> 20N14E-01-1-00247-004-0007 <b>Cadastral ID</b> 01-20-14-02860 <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> 339928 MCGOWAN, HOWARD III & MELISSA FAYE-TRUSTEES HERITAGE MAPLE FAMILY TRUST 18624 PERSIMMON LN OWASSO OK 74055-0000																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 18624 E PERSIMMON LN <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE I <b>Lot/Block</b> 0007 / 0004 <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: 36.24686933 -95.76728315 LOT 7 BLOCK 4 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>R25 043</td> <td>NEW POOL</td> <td>09/2025</td> <td></td> <td>141,998</td> </tr> <tr> <td>R2016 01 25</td> <td>R17-NEW 3456 SQ FT SFR</td> <td>01/2016</td> <td>09/2016</td> <td>295,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 043	NEW POOL	09/2025		141,998	R2016 01 25	R17-NEW 3456 SQ FT SFR	01/2016	09/2016	295,000																																																																									
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5867		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,555.00 x 4.96 = 126,777		
Factor Value			
Adjustments	1.3874		
Lot Value	175,892		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG\_0071 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	2,849 / 3,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,849
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	784 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	
Adjusted R	0.8445		
Indicated Value	567,441	164.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	653,240		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.90	Total Misc Impr	+ 18,064
Roofing Adj	+ 5.31	Garage Cost	+ 50,505
Subfloor Adj	+ -3.60	Total RCN	= 561,740
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 28,087
Plumbing Adj	+ 11.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 533,653
Adj Base Cost	= 142.70	Lot Value	+ 175,892
Total Area	x 3,456	Indicated Value	= 709,545
Adjusted Cost	= 493,171	Value Per SqFt	205.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	533,653		
Lot Value	175,892		
Indicated Value	709,545	205.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	709,545	205.31	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	129208		217	217	36.22		7,860
PRCH	SLAB PORCH - COVERED	129209		9x6	54	37.15		2,006



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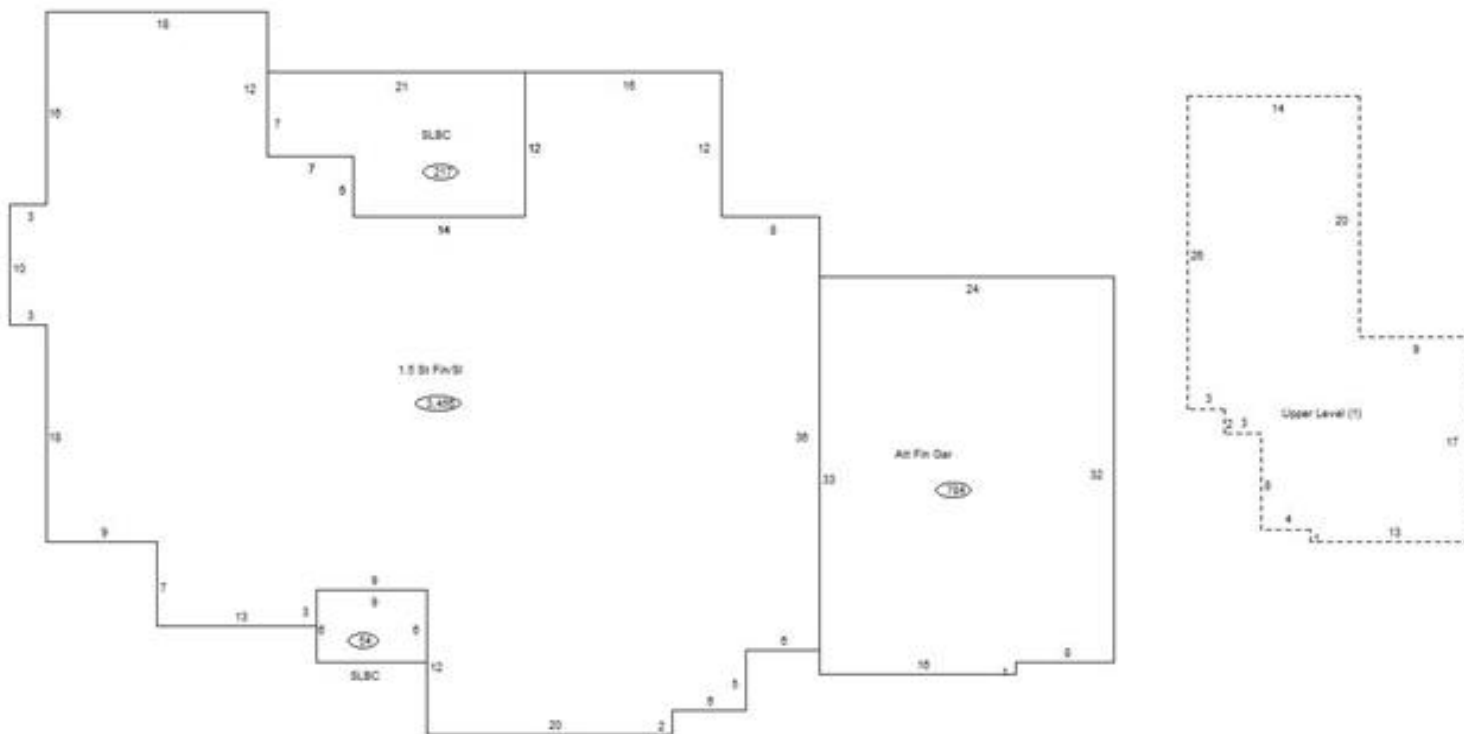
Date 04/18/2026

Time 09:09:38

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### Sketch Image

660098518



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,849	1.213	3,456
2	U	^UL		10	Upper Level (1)	607	1.000	607
3	G	5		10	Att Fin Gar	784	1.000	784
4	M	PRCH		10	SLBC	217	1.000	217
5	M	PRCH		10	SLBC	54	1.000	54
<b>Total Building Area</b>						<b>2,849</b>		<b>3,456</b>