



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660098519 Parcel ID 20N14E-01-1-00247-004-0008 Cadastral ID 01-20-14-02870 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318265 COOLIDGE, JOHN & BRENDA 18684 E PRESIMMON LN OWASSO OK 74055-8340 Parcel Location Situs 18684 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0008 / 0004 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_007! 7/20/2021</p>														
Legal Description Lat/Long: 36.24645718 -95.76733090																			
LOT 8 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>R2016 04 29</td> <td>R17-NEW 2650 SQ FT SFR</td> <td>05/2016</td> <td>12/2016</td> <td>270,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 04 29	R17-NEW 2650 SQ FT SFR	05/2016	12/2016	270,000
Number	Description	Opened	Closed	Amount															
R2016 04 29	R17-NEW 2650 SQ FT SFR	05/2016	12/2016	270,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2548/224	C.A.B.O. DEVELOPMENT CO LLC	05/06/2016	70,000	17										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 122,062	122,062	11%	13,427	Assessed	53,842	5,274.36										
Year Frozen			Improvements 382,704	367,408		40,415	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 504,766	489,470		53,842	Total Taxable	52,842	5,176.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660098519	COOLIDGE, JOHN & BRENDA			3	475,214	1000	51,274	5,023.00										
2024	2024-660098519	COOLIDGE, JOHN & BRENDA			3	515,741	1000	50,262	4,829.00										
2023	2023-660098519	COOLIDGE, JOHN & BRENDA			3	452,449	1000	48,769	4,570.00										
2022	2022-660098519	COOLIDGE, JOHN & BRENDA			3	445,296	1000	47,982	4,701.00										
2021	2021-660098519	COOLIDGE, JOHN & BRENDA			3	434,700	0	47,817	4,626.00										
2020	2020-660098519	COOLIDGE, JOHN & BRENDA			3	428,126	0	46,851	4,526.00										
2019	2019-660098519	COOLIDGE, JOHN & BRENDA			3	405,639	0	44,621	4,314.00										
2018	2018-660098519	COOLIDGE, JOHN & BRENDA			3	414,834	0	45,632	4,247.00										
2017	2017-660098519	COOLIDGE, JOHN & BRENDA			3	411,659	0	45,283	4,259.00										
2016	2016-660098519	COOLIDGE, JOHN & BRENDA			3	3,604	0	396	37.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5396		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,505.00 x 5.19 = 122,062		
Factor Value			
Adjustments	1.0000		
Lot Value	122,062		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,653 / 2,653
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,653
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	782 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	371,090	139.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	509,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.65	Total Misc Impr	+ 15,249
Roofing Adj	+ 5.12	Garage Cost	+ 36,472
Subfloor Adj	+ -3.32	Total RCN	= 402,846
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,142
Plumbing Adj	+ 8.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,704
Adj Base Cost	= 132.35	Lot Value	+ 122,062
Total Area	x 2,653	Indicated Value	= 504,766
Adjusted Cost	= 351,125	Value Per SqFt	190.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	382,704		
Lot Value	122,062		
Indicated Value	504,766	190.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	504,766	190.26	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	130306		95	95	29.23		2,777
PRCH	SLAB PORCH - COVERED	130307	15x14		210	28.77		6,042



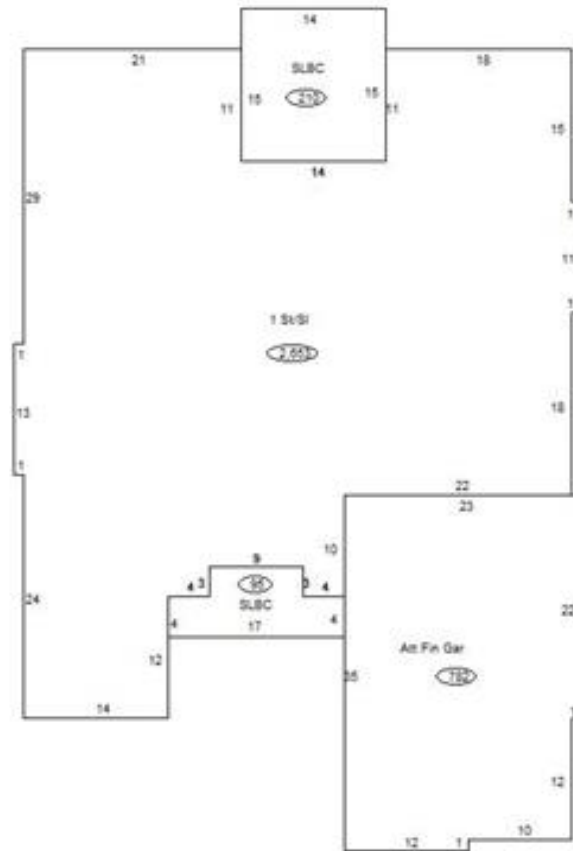
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,653	1.000	2,653
2	G	5		13	Att Fin Gar	782	1.000	782
3	M	PRCH		13	SLBC	95	1.000	95
4	M	PRCH		13	SLBC	210	1.000	210
Total Building Area						2,653		2,653