



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 660098524 Parcel ID 20N14E-01-1-00247-004-0013 Cadastral ID 01-20-14-02920 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349315 MUELLER, BRANDT ANDREW & KELSIE LYNN 18441 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18441 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0013 / 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_010 7/20/2021</p>																																																																																												
Legal Description Lat/Long: 36.24791672 -95.76908022 LOT 13 BLOCK 4 DEER RUN AT STONE CANYON PHASE 1																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.556		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,217.00 x 5.11 = 123,699		
Factor Value			
Adjustments	1.0000		
Lot Value	123,699		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_010 7/20/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,734 / 3,364
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,734
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	709 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	507,772	150.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	449,970		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.51	Total Misc Impr	+ 29,503
Roofing Adj	+ 4.66	Garage Cost	+ 40,463
Subfloor Adj	+ -3.61	Total RCN	= 495,108
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 24,755
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 470,353
Adj Base Cost	= 126.38	Lot Value	+ 123,699
Total Area	x 3,364	Indicated Value	= 594,052
Adjusted Cost	= 425,142	Value Per SqFt	176.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	470,353		
Lot Value	123,699		
Indicated Value	594,052	176.59	Per SqFt
Agland Value			
Site Improvements	38,779		
Total Value	632,831	188.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	135391		188	188	32.33		6,078
PRCH	SLAB PORCH - COVERED	135392	18x9		162	32.49		5,263
PATO	SLAB PORCH - OPEN	135393	334		334	11.00		3,674



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		606
	Qual 6	Cond 6	Year 2023	Eff Age 1		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (67.36 x 606)		40,820	40,820	2,041	38,779