



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:10
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099801 Parcel ID 0000000-00-000068-005-0002 Cadastral ID 01-20-14-03020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329110 BROWN, DANNY G & DIANA J 17975 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 17975 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-27\IMG_001: 7/27/2021</p>																																																																																				
Legal Description Lat/Long: 36.24270412 -95.77761915																																																																																									
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8762		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	38,166.00 x 7.00 = 267,162		
Factor Value			
Adjustments	1.0000		
Lot Value	267,162		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	3,982 / 5,483
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,982
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 4.0 / 2.0
Basement Area	
Garage Type	1,125 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,046,001	190.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,327,810 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113,711	Total Misc Impr	+ 63,685
Roofing Adj	+ 5.26	Garage Cost	+ 113,839
Subfloor Adj	+ -6.09	Total RCN	= 967,679
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 19,354
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 948,325
Adj Base Cost	= 144.11	Lot Value	+ 267,162
Total Area	x 5,483	Indicated Value	= 1,215,487
Adjusted Cost	= 790,155	Value Per SqFt	221.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	948,325		
Lot Value	267,162		
Indicated Value	1,215,487	221.68	Per SqFt
Agland Value			
Site Improvements	55,664		
Total Value	1,271,151	231.83	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	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2020	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	Porch	147117	25x23		575	43.92		25,254
PATO	Patio - Open	147118	19x11		209	16.33		3,413
PRCH	Porch	147119	167		167	46.13		7,704
PATO	Patio - Open	147120	17x11		187	16.75		3,132
PRCH	Porch	147121	11x5		55	46.86		2,577
PATO	Patio - Open	147122	12x11		132	17.55		2,317



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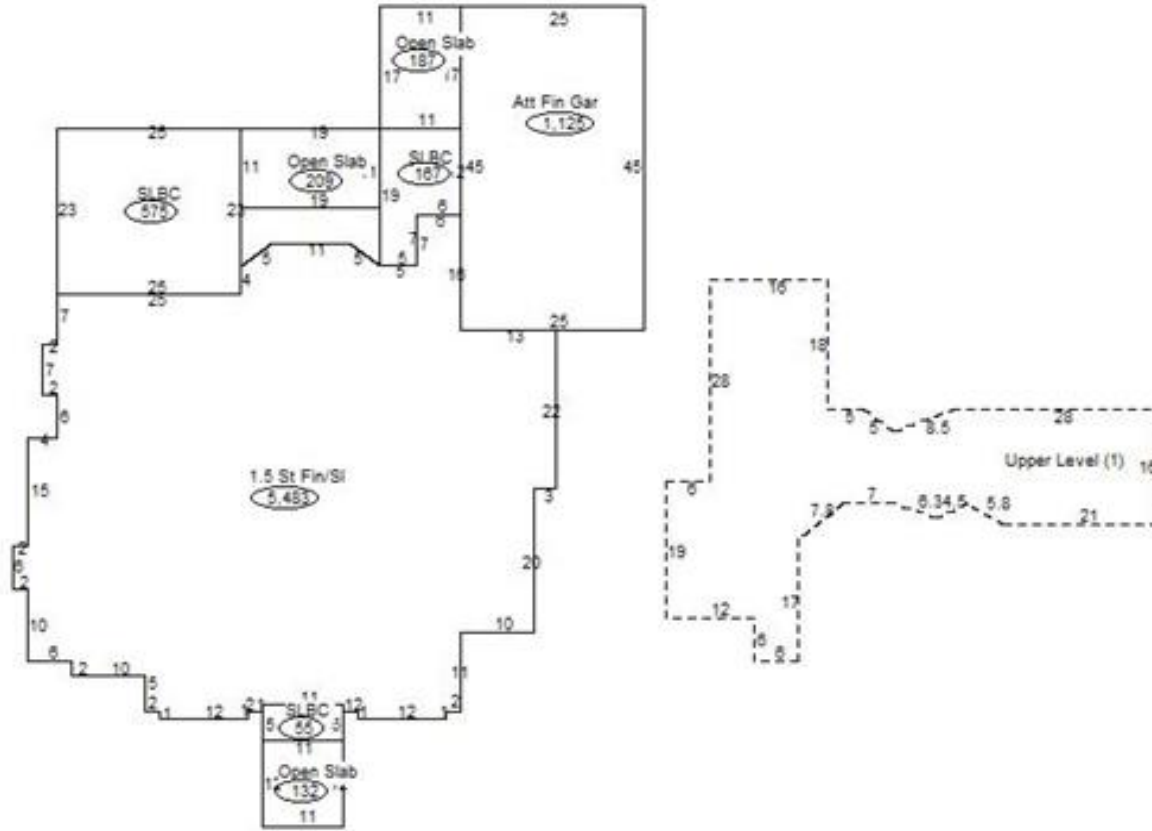
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5 St Fin/SI	3,982	1.377	5,483
2	U	^UL		25	Upper Level (1)	1,501	1.000	1,501
3	G	5		25	Att Fin Gar	1,125	1.000	1,125
4	M	PRCH		25	SLBC	575	1.000	575
5	M	PATO		25	Open Slab	209	1.000	209
6	M	PRCH		25	SLBC	167	1.000	167
7	M	PATO		25	Open Slab	187	1.000	187
8	M	PRCH		25	SLBC	55	1.000	55
9	M	PATO		25	Open Slab	132	1.000	132
Total Building Area						3,982		5,483



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x38x0	Concrete		912
	Qual 6	Cond 6	Year 2020	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (65.21 x 912)	59,472		59,472	5,947	53,525

ODRK	ODRK		0x0x0			1
Qual 3	Cond 3	Year 2020	Eff Age 5			

Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (3,100.00 x 1)	3,100		3,100	961	2,139