




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:24:23
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Assessment Data					Primary Image																																																																																				
Account 660099808 Parcel ID 0000000-00-000068-006-0004 Cadastral ID 01-20-14-03080 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334437 HAMMER, BILLY & JEANNIE REVOCABLE TRUST 17930 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 17930 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0004 / 0006 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_0011 7/27/2021</p>																																																																																				
Legal Description Lot/Long: 36.24195273 -95.77931472 LOT 4 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III																																																																																									
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7507	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	32,701.00 x 7.00 = 228,907	
Factor Value		
Adjustments	1.0000	
Lot Value	228,907	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Stucco
Base/Total Area	5,069 / 6,473
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,069
Fixture/RghIn	34 /
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	1,150 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	1,297,046	200.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,582,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	157.00	Total Misc Impr	+ 47,201				
Roofing Adj	+ 6.13	Garage Cost	+ 190,946				
Subfloor Adj	+ -13.13	Total RCN	= 1,453,776				
Heat/Cool Adj	+ 24.14	Depreciation (2%)	- 29,076				
Plumbing Adj	+ 13.66	Lump Sums	+ 55,797				
Basement Adj	+ 0.00	RCNLD	= 1,480,497				
Adj Base Cost	= 187.80	Lot Value	+ 228,907				
Total Area	x 6,473	Indicated Value	= 1,709,404				
Adjusted Cost	= 1,215,629	Value Per SqFt	264.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,480,497		
Lot Value	228,907		
Indicated Value	1,709,404	264.08	Per SqFt
Agland Value			
Site Improvements	4,759		
Total Value	1,714,163	264.82	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
PRCH	SLAB PORCH - COVERED	137736	25x18		450	44.45		20,003
PRCH	SLAB PORCH - COVERED	137737	14x5		70	46.76		3,273
PRCH	SLAB PORCH - COVERED	137738	128		128	46.39		5,938
PRCH	SLAB PORCH - COVERED	137739	109		109	46.51		5,070
PATO	SLAB PORCH - OPEN	137740	196		196	16.63		3,259
GRDT	Garage - Detached	176413	36x24		864	64.58		55,797



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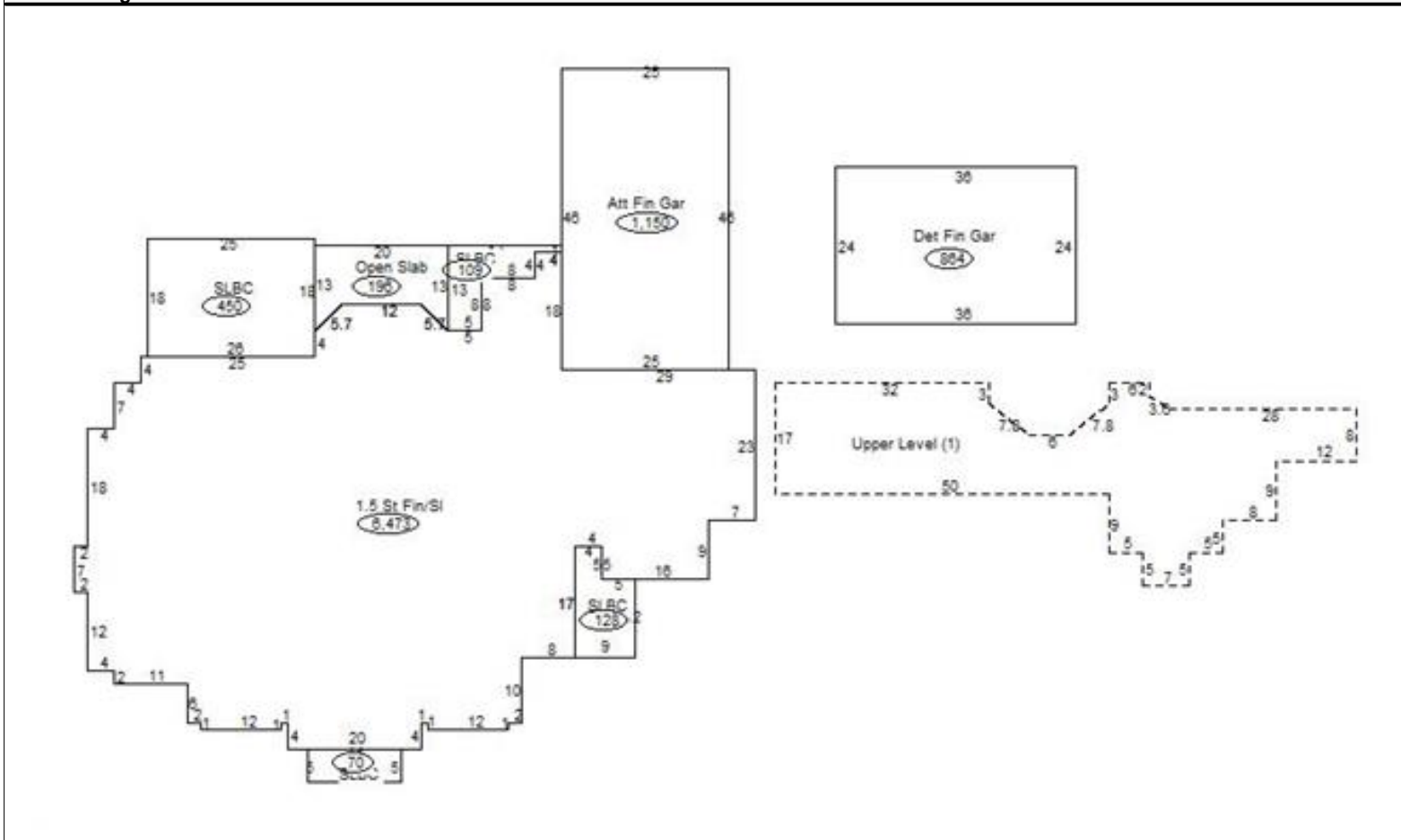
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Sketch Image

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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	5,069	1.277	6,473
2	G	5		25	Att Fin Gar	1,150	1.000	1,150
3	M	PRCH		25	SLBC	450	1.000	450
4	M	PRCH		25	SLBC	70	1.000	70
5	M	PRCH		25	SLBC	128	1.000	128
6	M	PRCH		25	SLBC	109	1.000	109
7	M	PATO		25	Open Slab	196	1.000	196
8	U	^UL		25	Upper Level (1)	1,404	1.000	1,404
9	G	6		25	Det Fin Gar	864	1.000	864
Total Building Area						5,069		6,473



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	18x24x8	Concrete	Composition Shingle	432
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (14.30 x 432)	6,178		6,178	2,039	4,139

ODRK	ODRK		0x0x0			1
Qual 3	Cond 3	Year 0	Eff Age 1520			

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (3,100.00 x 1)	3,100		3,100	2,480	620