



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:24:25  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099809 <b>Parcel ID</b> 0000000-00-000068-006-0015 <b>Cadastral ID</b> 01-20-14-03090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 325785 LINEHAN, THOMAS S II & KRISTY D  17743 E REDHAWK RD OWASSO OK 74055-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17743 E REDHAWK RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE) <b>Lot/Block</b> 0005 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.24135141 -95.77930696					<b>Building Permits</b>																																																																																				
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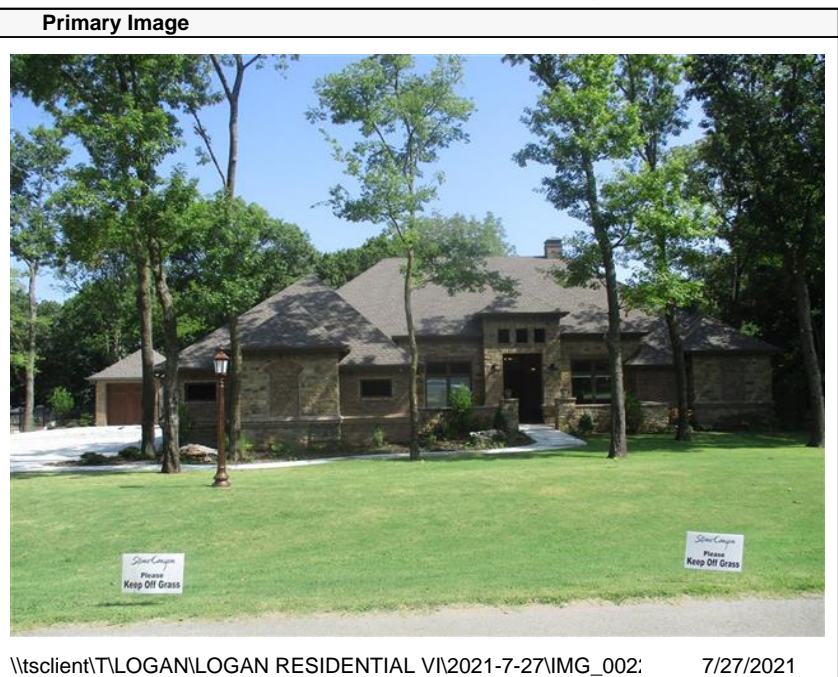
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Date 04/18/2026  
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 Page 2

Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7474		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	32,557.00 x 7.00 = 227,899		
Factor Value			
Adjustments	1.0000		
Lot Value	227,899		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-27\IMG\_002; 7/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,499 / 4,499
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,499
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,078 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	789,817	175.55	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,149,210 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.60	Total Misc Impr	+ 36,211
Roofing Adj	+ 6.58	Garage Cost	+ 88,224
Subfloor Adj	+ -6.16	Total RCN	= 798,385
Heat/Cool Adj	+ 20.10	Depreciation ( 2%)	- 15,968
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 782,417
Adj Base Cost	= 149.80	Lot Value	+ 227,899
Total Area	x 4,499	Indicated Value	= 1,010,316
Adjusted Cost	= 673,950	Value Per SqFt	224.56

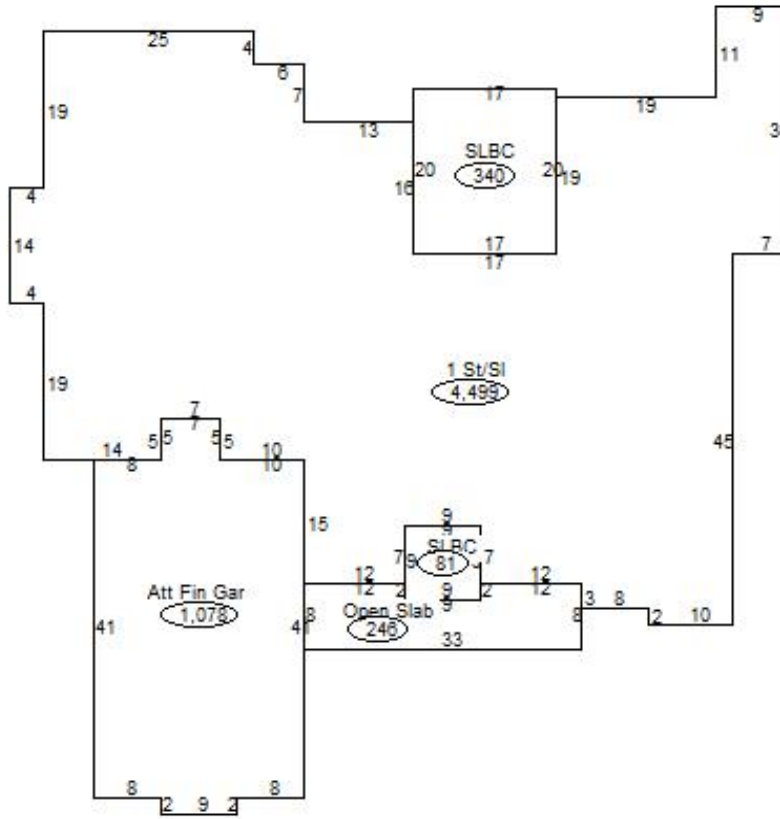
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	782,417		
Lot Value	227,899		
Indicated Value	1,010,316	224.56	Per SqFt
Agland Value			
Site Improvements	3,755		
Total Value	1,014,071	225.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
SHLT	STORM SHELTER	0		1	2020	0.00		
GENR	Generator - Residential Standby	0		1	1	5,026.00		5,026
PRCH	SLAB PORCH - COVERED	149099	20x17		340	44.09		14,991
PRCH	Porch	149100	9x9		81	45.64		3,697
PATO	Patio - Open	149101	246		246	14.51		3,569



Sketch Image

660099809



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	25	1 St/Sl	4,499	1.000	4,499
2	G	5		25	Att Fin Gar	1,078	1.000	1,078
3	M	PRCH		25	SLBC	340	1.000	340
4	M	PRCH		25	SLBC	81	1.000	81
5	M	PATO		25	Open Slab	246	1.000	246
<b>Total Building Area</b>						<b>4,499</b>		<b>4,499</b>



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Page 4

660099809

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x12x8	Concrete	Composition Shingle	216
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (22.58 x 216)	4,877		4,877	1,122	3,755