




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:26
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099810 Parcel ID 0000000-00-000068-006-0016 Cadastral ID 01-20-14-03100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346703 MELCHIORI, BAYLOR & HANNAH 17765 E REDHAWK RD OWASSO OK 74055-0000 Parcel Location Situs 17765 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0016 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660099810_001.JPG 5/21/2025</p>																																																																																				
Legal Description Lat/Long: 36.24135918 -95.77880450 LOT 16 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III																																																																																									
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.624		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	27,183.00 x 7.00 = 190,281		
Factor Value			
Adjustments	1.5531		
Lot Value	295,529		



Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,729 / 5,461
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,729
Fixture/RghIn	/
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	1,104 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach

GRM Code	
Gross Rent Indicated Value	0.00

Multiple Regression

MRA Code	
Adjusted R Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	1,066,971		
Lot Value	295,529		
Indicated Value	1,362,500	249.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,362,500	249.50	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	133.95	Total Misc Impr	+ 36,361
Roofing Adj	+ 5.28	Garage Cost	+ 146,037
Subfloor Adj	+ -8.90	Total RCN	= 1,066,971
Heat/Cool Adj	+ 22.94	Depreciation (0%)	- 0
Plumbing Adj	+ 8.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,066,971
Adj Base Cost	= 161.98	Lot Value	+ 295,529
Total Area	x 5,461	Indicated Value	= 1,362,500
Adjusted Cost	= 884,573	Value Per SqFt	249.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	9,658.49		9,658
GENR	Generator - Residential Standby	0		1 2025	1	5,376.00		5,376
SHLT	STORM SHELTER	0		1 2025	1	0.00		
PRCH	Porch	172193	109		109	46.51		5,070
PATC	Patio - Covered	172194	688		688	23.63		16,257

