



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:30
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099812 Parcel ID 0000000-00-000068-007-0002 Cadastral ID 01-20-14-03110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 305813 HILTON DEVELOPMENT CO LLC C/O HILTON LAW OFFICE 512 W ROGERS BLVD SKIATOOK OK 74070-0000 Parcel Location Situs 17730 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0002 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660099812 03/12/25</p> <p>660099812_001.JPG 3/12/2025</p>																																																																																				
Legal Description Lat/Long: 36.24058002 -95.77934993 LOT 2 BLOCK 7 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	0.7147		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	31,133.00 x 7.00 = 217,931		
Factor Value			
Adjustments	0.7801		
Lot Value	170,008		



660099812_001.JPG 3/12/2025

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,718 / 3,718
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,718
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,104 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	689,448		
Lot Value	170,008		
Indicated Value	859,456	231.16	Per SqFt
Agland Value			
Site Improvements	46,922		
Total Value	906,378	243.78	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	119,58	Total Misc Impr	+ 25,425
Roofing Adj	+ 7.33	Garage Cost	+ 111,714
Subfloor Adj	+ -8.51	Total RCN	= 689,448
Heat/Cool Adj	+ 21.74	Depreciation (0%)	- 0
Plumbing Adj	+ 8.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 689,448
Adj Base Cost	= 148.55	Lot Value	+ 170,008
Total Area	x 3,718	Indicated Value	= 859,456
Adjusted Cost	= 552,309	Value Per SqFt	231.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	2025	1	8,933.68	8,934
PRCH	Porch	169079	85			85	46.67	3,967
PATC	Patio - Covered	169080	530			530	23.63	12,524



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	16x44x0	Concrete		704
	Qual 6	Cond 6	Year 2025	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (66.65 x 704)	46,922		46,922	46,922