



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:24:34  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099816 <b>Parcel ID</b> 0000000-00-00068-005-0006 <b>Cadastral ID</b> 02-20-14-01010 <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> 348685 TURNEY, CHRISTOPHER K & KIMBERLY L  17865 E FALCON PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17865 E FALCON PASS <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE) <b>Lot/Block</b> 0006 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1218 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																									
<b>Legal Description</b> Lot/Long: 36.24268118 -95.77977164										<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 075</td> <td>NEW SFR 4991 SQ FT</td> <td>03/2025</td> <td>12/2025</td> <td>1,040,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 075	NEW SFR 4991 SQ FT	03/2025	12/2025	1,040,000																																																																	
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8155		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	35,524.00 x 7.00 = 248,668		
Factor Value			
Adjustments	2.5160		
Lot Value	625,649		



660099816 12/22/25  
 660099816\_001.JPG 12/22/2025

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,747 / 3,993
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,747
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	908 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	115.71	Total Misc Impr	+ 46,914
Roofing Adj	+ 4.87	Garage Cost	+ 74,311
Subfloor Adj	+ -4.55	Total RCN	= 704,363
Heat/Cool Adj	+ 20.10	Depreciation ( 0%)	- 0
Plumbing Adj	+ 9.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 704,363
Adj Base Cost	= 146.04	Lot Value	+ 625,649
Total Area	x 3,993	Indicated Value	= 1,330,012
Adjusted Cost	= 583,138	Value Per SqFt	333.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	704,363		
Lot Value	625,649		
Indicated Value	1,330,012	333.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,330,012	333.09	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	185407	176		176	44.90	7,902
PATC	Patio - Covered	185408	628		628	22.34	14,030
FPR1	Fireplace - Residential 1 Story		1	2025	1	8,928.49	8,928
ODFP	Outdoor Fireplace/Firepit		1	2025	1	7,704.33	7,704
ODRK	Outdoor Kitchen		1	2025	1	8,350.00	8,350



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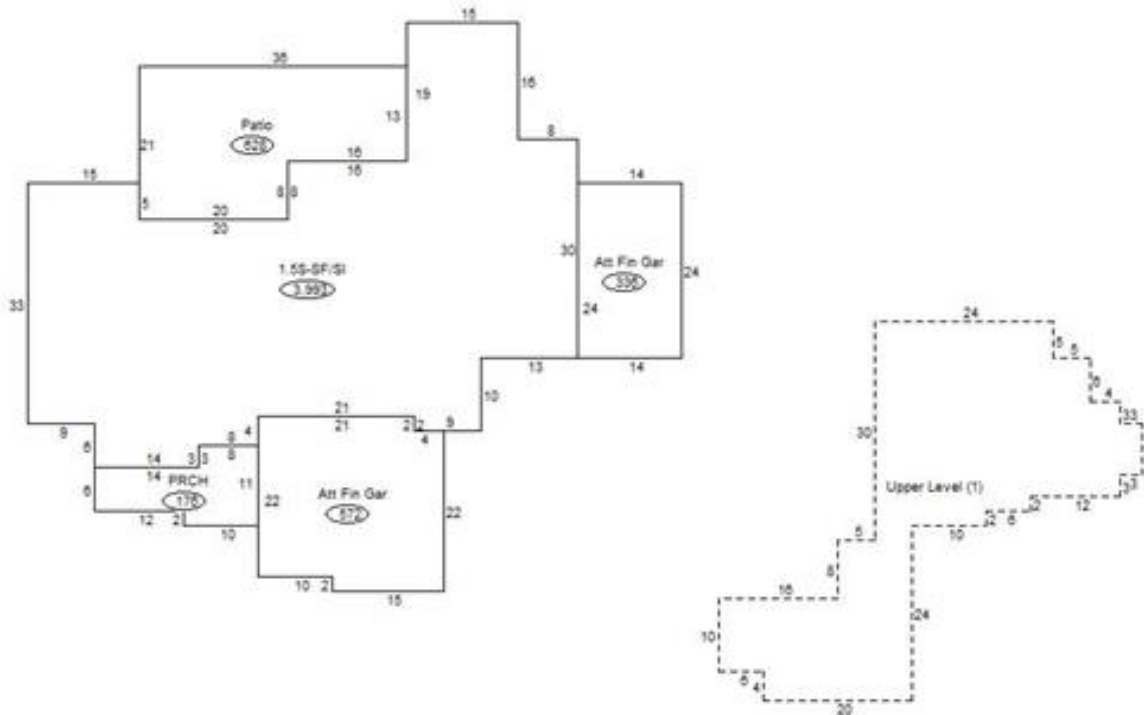
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### Sketch Image

660099816



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,747	1.454	3,993
2	U	^UL		20	Upper Level (1)	1,246	1.000	1,246
3	G	5		20	Att Fin Gar	572	1.000	572
4	G	5		20	Att Fin Gar	336	1.000	336
5	M	PRCH		20	PRCH	176	1.000	176
6	M	PATC		20	Patio	628	1.000	628
<b>Total Building Area</b>						<b>2,747</b>		<b>3,993</b>