



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660099820				<p>\\tsclient\T\ROB STUFF\2023-9-28\IMG_0001.JPG 9/28/2023</p>				
Parcel ID	0000000-00-000068-005-0010								
Cadastral ID	02-20-14-01050								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 3							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	334628								
RUTHERFORD, ERIC W									
REVOCABLE TRUST									
17755 E FALCON PASS OWASSO OK 74055-0000									
Parcel Location									
Situs	17755 E FALCON PASS								
Subdivision	BLUFFS AT STONE CANYON PHASE III (THE)								
Lot/Block	0010 / 0005	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1218 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.24222762 -95.78193198									
LOT 10 BLOCK 5 THE BLUFFS AT STONE CANYON PHASE III									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 457	R23-NEW SFR 8788 SQ FT	12/2021	10/2023	1,700,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LAMB, MATHEW DAVID &	05/18/2021	241,000	YES					
/	SHULTZ, RANDALL J SR &	06/07/2019	238,000	YES					
2725/378	C.A.B.O. DEVELOPMENT COMPANY LI	07/18/2018	240,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022	Land Value	275,338	275,338	11%	30,287	Assessed	185,199	
Year Frozen		Improvements	1,437,005	1,408,291		154,912	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	1,712,343	1,683,629		185,199	Total Taxable	184,199	
18,044.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099820	RUTHERFORD, ERIC W	3	1,634,592	1000	178,805	17,516.00		
2024	2024-660099820	RUTHERFORD, ERIC W	3	1,715,932	0	186,301	17,898.00		
2023	2023-660099820	RUTHERFORD, ERIC W	3	241,000	0	26,510	2,484.00		
2022	2022-660099820	RUTHERFORD, ERIC W	3	241,000	0	26,510	2,597.00		
2021	2021-660099820	RUTHERFORD, ERIC W	3	240,005	0	26,401	2,554.00		
2020	2020-660099820	LAMB, MATHEW DAVID &	3	240,005	0	26,401	2,550.00		
2019	2019-660099820	LAMB, MATHEW DAVID &	3	242,500	0	26,675	2,579.00		
2018	2018-660099820	SHULTZ, RANDALL J SR &	3	4,559	0	501	47.00		
2017	2017-660099820	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		



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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.903		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	39,334.00 x 7.00 = 275,338		
Factor Value			
Adjustments	1.0000		
Lot Value	275,338		



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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	4,244 / 7,044
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,244
Fixture/RghIn	32 /
Bed/F/H Bath	6 / 6.0 / 3.0
Basement Area	
Garage Type	1,244 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 1

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	

Cost Approach		Manual : 01/2025	
Base Cost	136.70	Total Misc Impr	+ 71,151
Roofing Adj	+ 4.61	Garage Cost	+ 164,556
Subfloor Adj	+ -7.67	Total RCN	= 1,417,761
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 14,178
Plumbing Adj	+ 11.23	Lump Sums	+ 33,422
Basement Adj	+ 0.00	RCNLD	= 1,437,005
Adj Base Cost	= 167.81	Lot Value	+ 275,338
Total Area	x 7,044	Indicated Value	= 1,712,343
Adjusted Cost	= 1,182,054	Value Per SqFt	243.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,437,005		
Lot Value	275,338		
Indicated Value	1,712,343	243.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,712,343	243.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	2023	1	9,658.49	9,658
FPPF	Fireplace - Prefabricated	0		1	2023	1	8,933.68	8,934
ODFP	Outdoor Fireplace/Firepit	0		1	2023	1	9,630.41	9,630
SHLT	STORM SHELTER	0		1	2023	1	0.00	
GRDT	Garage - Detached	158261	30x16			480	69.63	33,422
PRCH	Slab Porch - Covered	158262	173			173	46.09	7,974
PRCH	Slab Porch - Covered	158263	699			699	43.32	30,281
PRCH	Slab Porch - Covered	158264	14x6			84	46.67	3,920
PRCH	Slab Porch - Covered	158266	4x4			16	47.11	754



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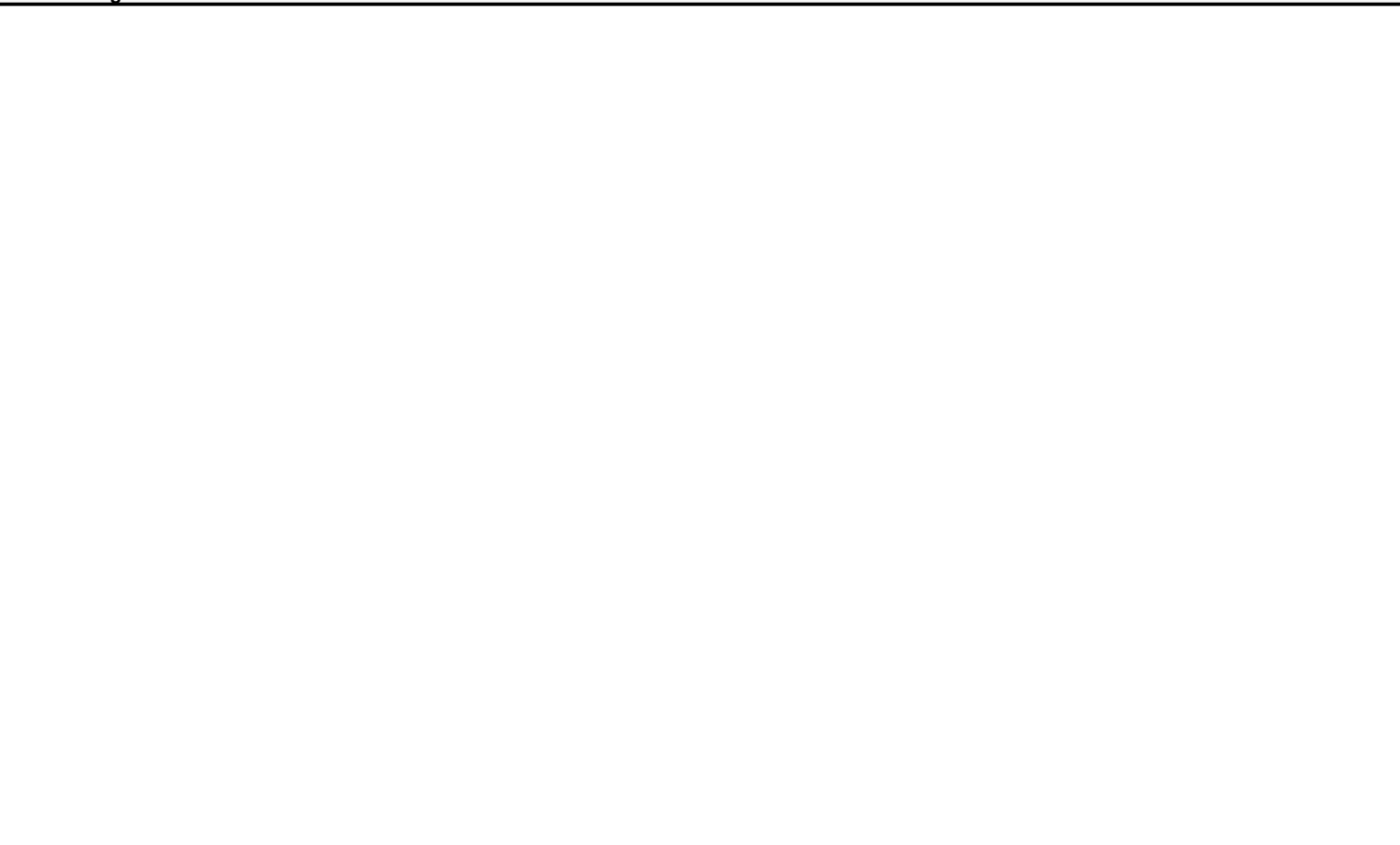
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,244	1.660	7,044
2	U	^UL		20	Upper Level (1)	2,800	1.000	2,800
3	G	5		20	Att Fin Gar	1,244	1.000	1,244
4	G	6		20	Det Fin Gar	480	1.000	480
5	M	PRCH		20	SLBC	173	1.000	173
6	M	PRCH		20	SLBC	699	1.000	699
7	M	PRCH		20	SLBC	84	1.000	84
8	M	PRCH		20	SLBC	16	1.000	16
Total Building Area						4,244		7,044