



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:50
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Assessment Data					Primary Image																																																																																				
Account 660099825 Parcel ID 0000000-00-000068-006-0007 Cadastral ID 02-20-14-01090 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344681 MCLENNAN, WILLIAM & DIANE 17854 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 17854 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																									
Legal Description Lot/Long: 36.24173310 -95.78062690																																																																																									
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5958		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	25,951.00 x 7.00 = 181,657		
Factor Value			
Adjustments	2.9126		
Lot Value	529,092		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-25\IMG_0012.JF 8/26/2022

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	95% Frame, Stucco 5% Veneer, Masonry
Base/Total Area	3,883 / 5,501
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,883
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	914 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,097,549	199.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,511,110 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	132.90	Total Misc Impr	+ 42,276
Roofing Adj	+ 5.43	Garage Cost	+ 120,904
Subfloor Adj	+ -9.14	Total RCN	= 1,045,265
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 10,453
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,034,812
Adj Base Cost	= 160.35	Lot Value	+ 529,092
Total Area	x 5,501	Indicated Value	= 1,563,904
Adjusted Cost	= 882,085	Value Per SqFt	284.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,034,812		
Lot Value	529,092		
Indicated Value	1,563,904	284.29	Per SqFt
Agland Value			
Site Improvements	50,137		
Total Value	1,614,041	293.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154867	22x16		352	44.77		15,759
PRCH	Slab Porch - Covered	154869	11x5		55	46.86		2,577
FPPF	Fireplace - Prefabricated			1	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit			1	1	9,630.41		9,630
GENR	Generator - Residential Standby			1	1	5,376.00		5,376



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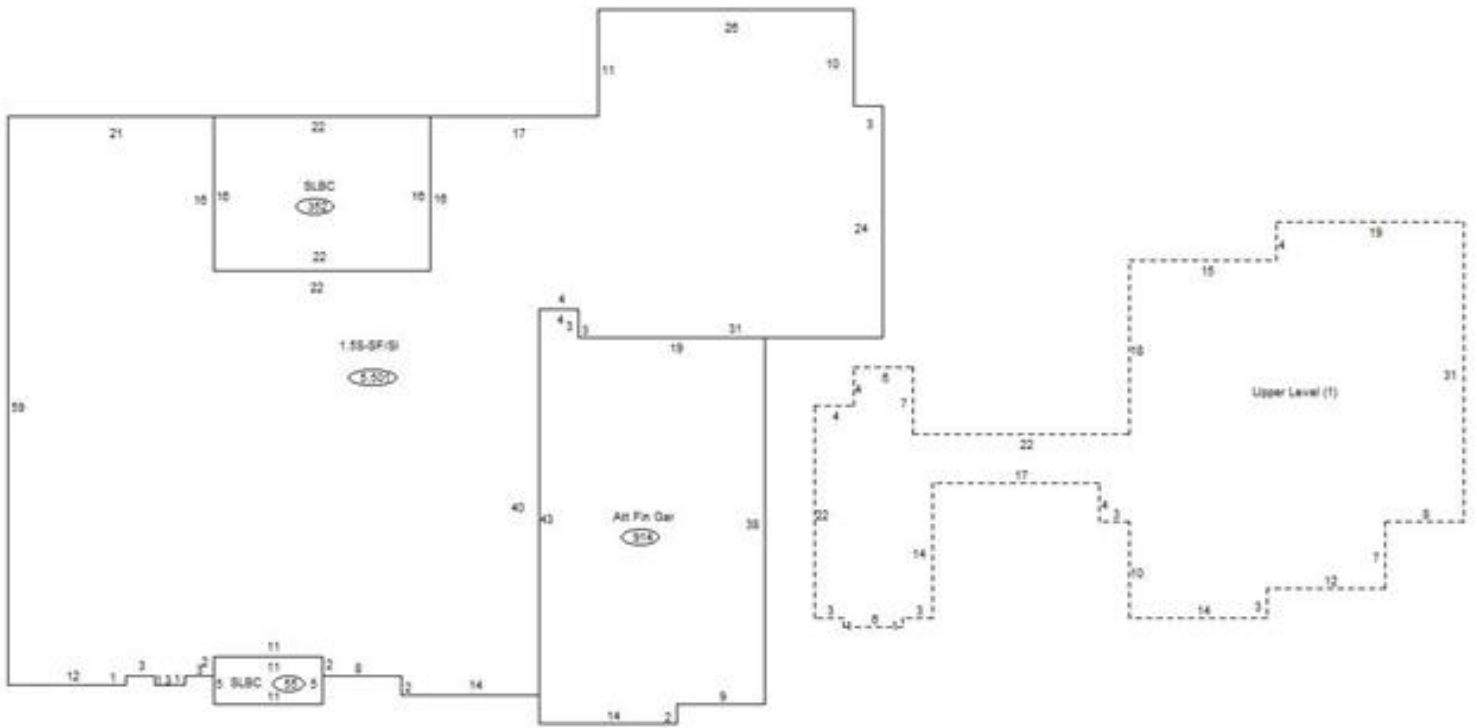
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,883	1.417	5,501
2	M	PRCH		13	SLBC	352	1.000	352
3	G	5		13	Att Fin Gar	914	1.000	914
4	M	PRCH		13	SLBC	55	1.000	55
5	U	^UL		13	Upper Level (1)	1,618	1.000	1,618
Total Building Area						3,883		5,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	20x40x0	Concrete		800
	Qual	7	Cond 6	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (65.97 x 800)	52,776	52,776	2,639	50,137