




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 660099829 Parcel ID 0000000-00-000068-006-0011 Cadastral ID 02-20-14-01130 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337399 WHITSON, JOHN ANTHONY & LILLIAN M 17599 E REDHAWK RD OWASSO OK 74055-0000 Parcel Location Situs 17599 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0011 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-4-19\IMG_0002.JF 4/19/2022</p>																			
Legal Description Lat/Long: 36.24095243 -95.78121773																								
LOT 11 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III					Building Permits <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>P21 000075</td> <td>R23- NEW POOL</td> <td>09/2021</td> <td>04/2022</td> <td>69,000</td> </tr> <tr> <td>R20 000483</td> <td>R23- NEW 5771 SQ FT SFR</td> <td>11/2020</td> <td>04/2022</td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000075	R23- NEW POOL	09/2021	04/2022	69,000	R20 000483	R23- NEW 5771 SQ FT SFR	11/2020	04/2022	60,000
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P21 000075	R23- NEW POOL	09/2021	04/2022	69,000																				
R20 000483	R23- NEW 5771 SQ FT SFR	11/2020	04/2022	60,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	ASHER HOMES LLC	12/29/2021	1,108,000	YES															
					/	C.A.B.O. DEVELOPMENT COMPANY LI	01/21/2021	175,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2022		Land Value	226,415	226,415	11%	24,906	Assessed	133,182															
Year Frozen			Improvements	1,020,998	984,326		108,276	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000															
TIF Project ID	0		Total Value	1,247,413	1,210,741		133,182	Total Taxable	132,182															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660099829	WHITSON, JOHN ANTHONY &			3	1,195,994	1000	128,303	12,569.00															
2024	2024-660099829	WHITSON, JOHN ANTHONY &			3	1,249,924	1000	124,537	11,964.00															
2023	2023-660099829	WHITSON, JOHN ANTHONY &			3	1,108,000	1000	120,880	11,328.00															
2022	2022-660099829	WHITSON, JOHN ANTHONY &			3	1,108,000	0	121,880	11,941.00															
2021	2021-660099829	ASHER HOMES LLC			3	4,559	0	501	48.00															
2020	2020-660099829	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00															
2019	2019-660099829	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00															
2018	2018-660099829	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00															
2017	2017-660099829	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	0.7425		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	32,345.00 x 7.00 = 226,415		
Factor Value			
Adjustments	1.0000		
Lot Value	226,415		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	5,192 / 5,742
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,192
Fixture/RghIn	20 /
Bed/F/H Bath	6 / 5.0 / 2.0
Basement Area	
Garage Type	1,113 Attached Garage - Finished 4 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	1,060,546	184.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,131,560		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.87	Total Misc Impr	+ 64,835
Roofing Adj	+ 6.38	Garage Cost	+ 112,624
Subfloor Adj	+ -7.36	Total RCN	= 1,003,675
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 10,037
Plumbing Adj	+ 8.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 993,638
Adj Base Cost	= 143.89	Lot Value	+ 226,415
Total Area	x 5,742	Indicated Value	= 1,220,053
Adjusted Cost	= 826,216	Value Per SqFt	212.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	993,638		
Lot Value	226,415		
Indicated Value	1,220,053	212.48	Per SqFt
Agland Value			
Site Improvements	27,360		
Total Value	1,247,413	217.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154116	401		401	44.61		17,889
PRCH	Slab Porch - Covered	154117	13x8		104	46.54		4,840
PRCH	Slab Porch - Covered	154121	7x6		42	46.95		1,972
PRCH	Slab Porch - Covered	154122	192		192	45.97		8,826
PATO	Slab Porch - Open	154123	944		944	13.50		12,744
FPPF	Fireplace - Prefabricated			1	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit			1	1	9,630.41		9,630



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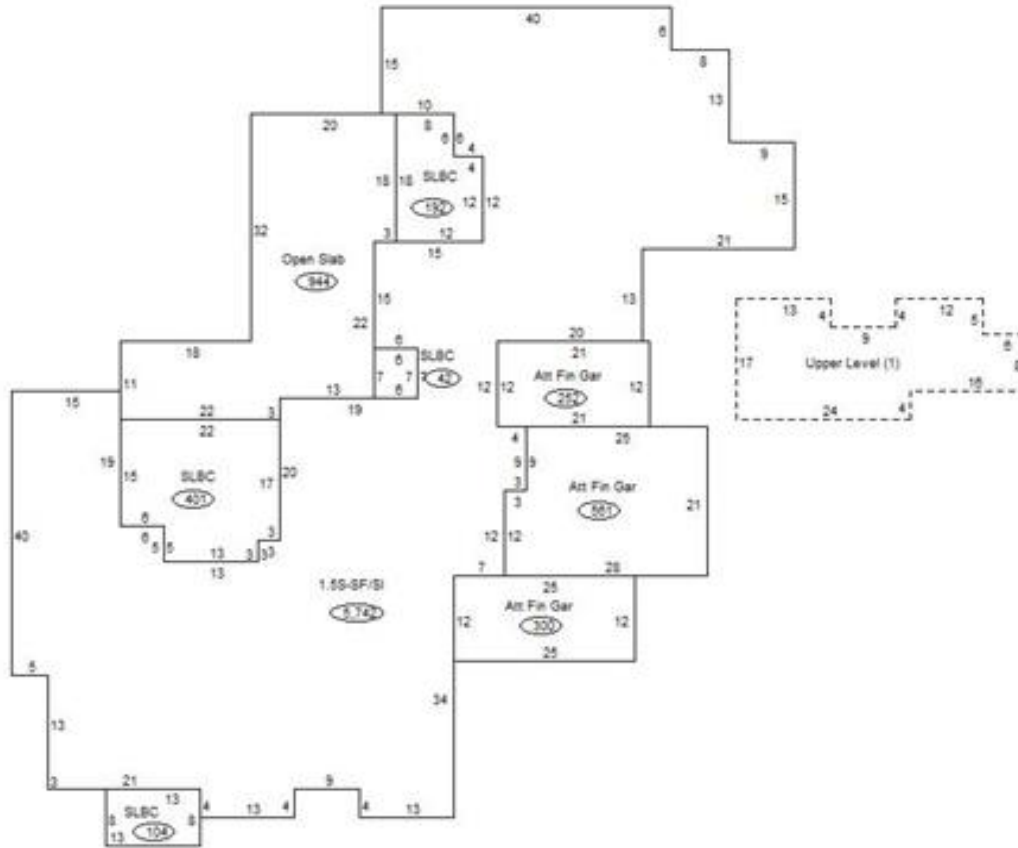
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Sketch Image

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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	5,192	1.106	5,742
2	M	PRCH		20	SLBC	401	1.000	401
3	M	PRCH		20	SLBC	104	1.000	104
4	G	5		20	Att Fin Gar	252	1.000	252
5	G	5		20	Att Fin Gar	561	1.000	561
6	G	5		20	Att Fin Gar	300	1.000	300
7	M	PRCH		20	SLBC	42	1.000	42
8	M	PRCH		20	SLBC	192	1.000	192
9	M	PATO		20	Open Slab	944	1.000	944
10	U	^UL		20	Upper Level (1)	550	1.000	550
Total Building Area						5,192		5,742



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		500
	Qual	5	Cond 5	Year	Eff Age	2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (60.80 x 500)	30,400	30,400	3,040	27,360