



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:24:59  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099830 <b>Parcel ID</b> 0000000-00-000068-006-0012 <b>Cadastral ID</b> 02-20-14-01140 <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> 339925 17637 REDHAWK STONE CANYON LLC  17637 E RED HAWK RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17637 E REDHAWK RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE) <b>Lot/Block</b> 0012 / 0006 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					<p>660099830 09/10/25</p> <p>660099830_002.JPG 9/18/2025</p>																																																																																				
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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.7119				
Topography					
Street Access					
Utilities					
Amenities	GATE/BLUFFS		0		
			0		
Method	Square-Foot				
Base Lot Value	31,012.00 x 7.00 = 217,084				
Factor Value					
Adjustments	1.6168				
Lot Value	350,977				

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Frame, Stucco 15% Veneer, Stone
Base/Total Area	3,949 / 3,949
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,949
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,092 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	691,876	175.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	951,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.35	Total Misc Impr	+	37,911			
Roofing Adj	+ 6.16	Garage Cost	+	70,347			
Subfloor Adj	+ -4.26	Total RCN	=	664,712			
Heat/Cool Adj	+ 18.45	Depreciation ( 3%)	-	19,941			
Plumbing Adj	+ 8.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	644,771			
Adj Base Cost	= 140.91	Lot Value	+	350,977			
Total Area	x 3,949	Indicated Value	=	995,748			
Adjusted Cost	= 556,454	Value Per SqFt		252.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	644,771		
Lot Value	350,977		
Indicated Value	995,748	252.15	Per SqFt
Agland Value			
Site Improvements	21,453		
Total Value	1,017,201	257.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154873	8x8		64	37.12		2,376
PRCH	Slab Porch - Covered	154874	576		576	34.96		20,137
FPR1	Fireplace - Residential 1 Story			1	1	8,198.48		8,198
ODRK	Outdoor Kitchen			1	1	7,200.00		7,200





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	0x0x0	Base		485
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (52.04 x 485)	25,239	25,239	3,786	21,453