



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:25:03  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099832 <b>Parcel ID</b> 0000000-00-000068-006-0014 <b>Cadastral ID</b> 02-20-14-01160 <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> 331470 SHAUGHNESSY, LISA A REVOCABLE TRUST THOMAS & LISA SHAUGHNESSY-TRUSTEES 17681 E RED HAWK RD OWASSO OK 74055-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17681 E REDHAWK RD <b>Subdivision</b> BLUFFS AT STONE CANYON PHASE III (THE) <b>Lot/Block</b> 0014 / 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																																																																																									
<b>Legal Description</b> Lat/Long: 36.24130800 -95.77980376					<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>P21 000025</td> <td>R22- NEW POOL</td> <td>04/2021</td> <td>01/2022</td> <td>200,000</td> </tr> <tr> <td>R20 000455</td> <td>R22- NEW 6488 SQ FT SFR</td> <td>11/2020</td> <td>01/2022</td> <td>1,000,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000025	R22- NEW POOL	04/2021	01/2022	200,000	R20 000455	R22- NEW 6488 SQ FT SFR	11/2020	01/2022	1,000,000																																																																	
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7846		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	34,177.00 x 7.00 = 239,239		
Factor Value			
Adjustments	1.0000		
Lot Value	239,239		



**Residential Data**

Type	1 Single Family Residence
Condition	6 - Excellent
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	4,283 / 6,505
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,283
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	1,961 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2021 / 4

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,470,888 226.12 Per SqFt

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,821,620 Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	157.82	Total Misc Impr	+ 111,740
Roofing Adj	+ 5.29	Garage Cost	+ 325,604
Subfloor Adj	+ -11.30	Total RCN	= 1,629,385
Heat/Cool Adj	+ 24.14	Depreciation ( 2%)	- 32,588
Plumbing Adj	+ 7.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,596,797
Adj Base Cost	= 183.25	Lot Value	+ 239,239
Total Area	x 6,505	Indicated Value	= 1,836,036
Adjusted Cost	= 1,192,041	Value Per SqFt	282.25

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	1,596,797
Lot Value	239,239
Indicated Value	1,836,036 282.25 Per SqFt
Agland Value	
Site Improvements	92,998
Total Value	1,929,034 296.55 Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit	0		2	2	9,630.41		19,261
GENR	Generator - Residential Standby	0		1	1	5,376.00		5,376
PRCH	Slab Porch - Covered	152859	24x16		384	44.66		17,149
PRCH	Slab Porch - Covered	152860	822		822	42.91		35,272
PRCH	Slab Porch - Covered	152861	80		80	46.70		3,736
PRCH	Slab Porch - Covered	153008	24x20		480	44.35		21,288



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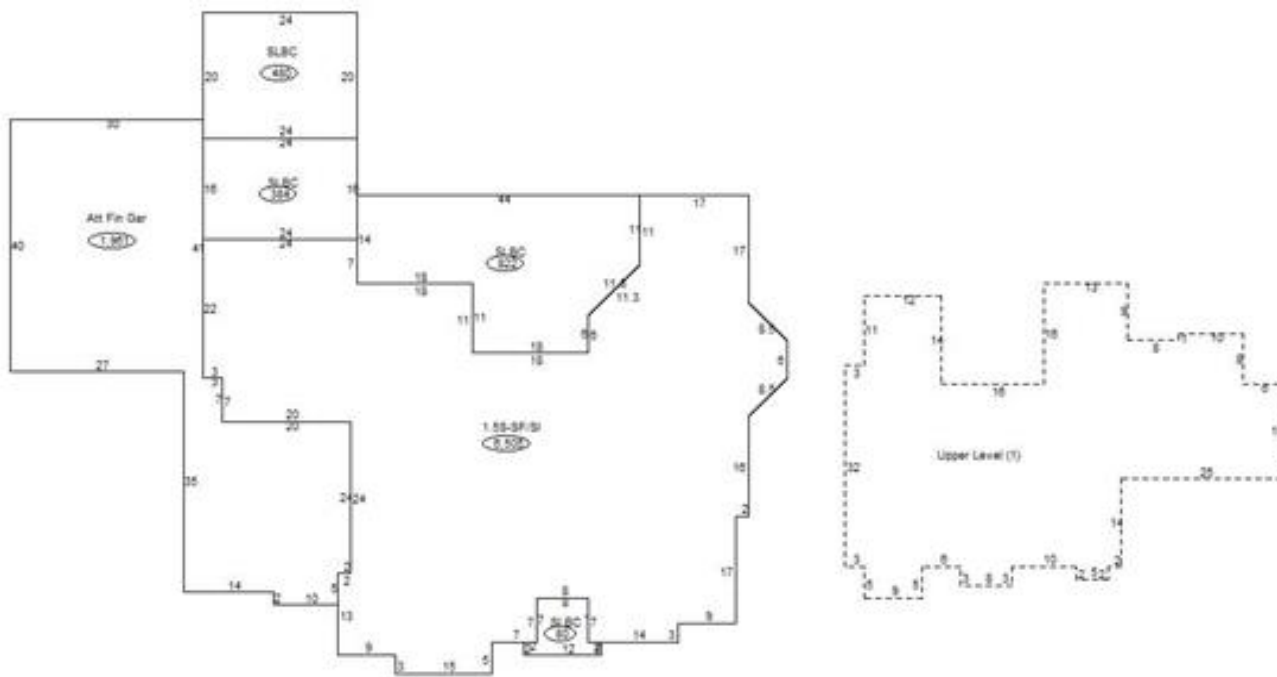
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Sketch Image

660099832



### 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	4,283	1.519	6,505
2	U	^UL		20	Upper Level (1)	2,222	1.000	2,222
3	G	5		20	Att Fin Gar	1,961	1.000	1,961
4	M	PRCH		20	SLBC	384	1.000	384
5	M	PRCH		20	SLBC	822	1.000	822
6	M	PRCH		20	SLBC	80	1.000	80
7	M	PRCH		20	SLBC	480	1.000	480
<b>Total Building Area</b>						<b>4,283</b>		<b>6,505</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2021	Eff Age	3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,820.00 x 1)		4,820	4,820	916	3,904
	SPLG	Swimming Pool - In Ground GUNITE	20x30x0	Concrete		600
	Qual 6	Cond 6	Year 2021	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (67.40 x 600)		40,440	40,440	4,044	36,396
	GZBO	Gazebo	20x24x10	Concrete	Composition Shingle	480
	Qual 6	Cond 6	Year 2021	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (45.53 x 480)		21,854	21,854	2,185	19,669
	PATO	Slab Porch - (BASKETBALL COURT)	59x35x0	Concrete		2,065
	Qual 4	Cond 4	Year 2021	Eff Age	3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.78 x 2,065)		22,261	22,261	3,339	18,922
	PATC	Patio - Covered	31x20x10	Concrete	Composition Shingle	620
	Qual 6	Cond 6	Year 2021	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.28 x 620)		15,674	15,674	1,567	14,107