



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 660099833 Parcel ID 0000000-00-000068-007-0003 Cadastral ID 02-20-14-01165 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344849 ARNOLD, BRETT & JORDAN 17698 E REDHAWK RD OWASSO OK 74055-0000 Parcel Location Situs 17698 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0003 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099833 08/16/24</p> <p>660099833_001.JPG 8/16/2024</p>														
Legal Description Lat/Long: 36.24054892 -95.77975977																			
LOT 3 BLOCK 7 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>R23 202</td> <td>R24 NEW SFR 4813 SQ FT</td> <td>07/2023</td> <td>08/2024</td> <td>850,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 202	R24 NEW SFR 4813 SQ FT	07/2023	08/2024	850,000
Number	Description	Opened	Closed	Amount															
R23 202	R24 NEW SFR 4813 SQ FT	07/2023	08/2024	850,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	TRUE NORTH HOMES LLC	07/15/2024	1,300,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	07/25/2023	160,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2025		Land Value 368,747	368,747	11%	40,562	Assessed	147,290	14,428.53										
Year Frozen			Improvements 981,211	970,253		106,728	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 1,349,958	1,339,000		147,290	Total Taxable	146,290	14,331.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660099833	ARNOLD, BRETT & JORDAN			3	1,300,000	1000	142,000	13,910.00										
2024	2024-660099833	ARNOLD, BRETT & JORDAN			3	174,286	0	19,171	1,842.00										
2023	2023-660099833	TRUE NORTH HOMES LLC			3	4,559	0	501	47.00										
2022	2022-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	49.00										
2021	2021-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00										
2020	2020-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00										
2019	2019-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	48.00										
2018	2018-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00										
2017	2017-660099833	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00										



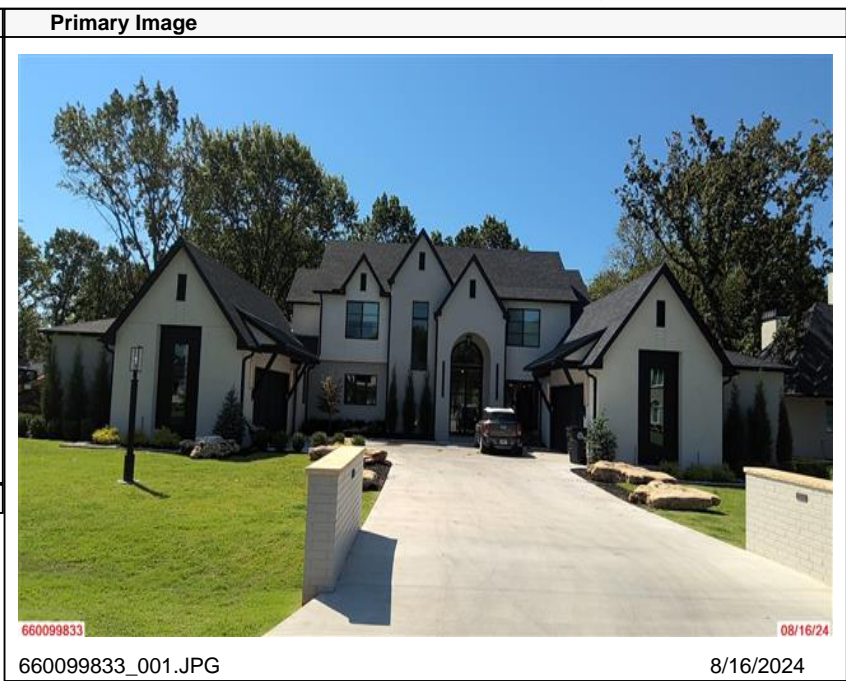
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5716		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	24,898.00 x 7.00 = 174,286		
Factor Value			
Adjustments	2.1158		
Lot Value	368,747		



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	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	3,777 / 4,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,777
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,245 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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	132.30	Total Misc Impr	+	56,903
Roofing Adj	+ 6.04	Garage Cost	+	164,689
Subfloor Adj	+ -10.19	Total RCN	=	988,367
Heat/Cool Adj	+ 22.94	Depreciation (1%)	-	9,884
Plumbing Adj	+ 7.86	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	978,483
Adj Base Cost	= 158.95	Lot Value	+	368,747
Total Area	x 4,824	Indicated Value	=	1,347,230
Adjusted Cost	= 766,775	Value Per SqFt		279.28

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	978,483		
Lot Value	368,747		
Indicated Value	1,347,230	279.28	Per SqFt
Agland Value			
Site Improvements	2,728		
Total Value	1,349,958	279.84	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		1	1	9,630.41		9,630
PRCH	Porch	160784	66x12		792	43.01		34,064
PRCH	Porch	160786	76		76	46.72		3,551



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year	2024	Eff Age 2
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (3,100.00 x 1)		3,100		3,100 372		2,728