



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:06
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099834 Parcel ID 0000000-00-000068-007-0004 Cadastral ID 02-20-14-01170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333583 KLIEWER, AUSTIN & KELSEY 17676 E REDHAWK RD. OWASSO OK 74055-0000 Parcel Location Situs 17676 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0004 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099834_001.JPG 9/18/2025</p>																																																																																				
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7458		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	32,486.00 x 7.00 = 227,402		
Factor Value			
Adjustments	1.0000		
Lot Value	227,402		



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	100% Veneer, Masonry
Base/Total Area	3,776 / 5,091
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,776
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,212 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	115.52	Total Misc Impr	+ 64,870
Roofing Adj	+ 5.42	Garage Cost	+ 122,642
Subfloor Adj	+ -6.29	Total RCN	= 920,056
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 9,201
Plumbing Adj	+ 7.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 910,855
Adj Base Cost	= 143.89	Lot Value	+ 227,402
Total Area	x 5,091	Indicated Value	= 1,138,257
Adjusted Cost	= 732,544	Value Per SqFt	223.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	910,855		
Lot Value	227,402		
Indicated Value	1,138,257	223.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,138,257	223.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1 2023	1	10,922.69		10,923
ODFP	Outdoor Fireplace/Firepit	0		1 2023	1	9,630.41		9,630
PRCH	Slab Porch - Covered	159032	370		370	44.71		16,543
PRCH	Slab Porch - Covered	159035	16x4		64	46.80		2,995
PATO	Slab Porch - Open	159036	17x16		272	14.66		3,988
PRCH	Slab Porch - Covered	159037	26x11		286	45.08		12,893
PATO	Slab Porch - Open	159038	42x5		210	16.31		3,425
PRCH	Slab Porch - Covered	159039	16x6		96	46.59		4,473



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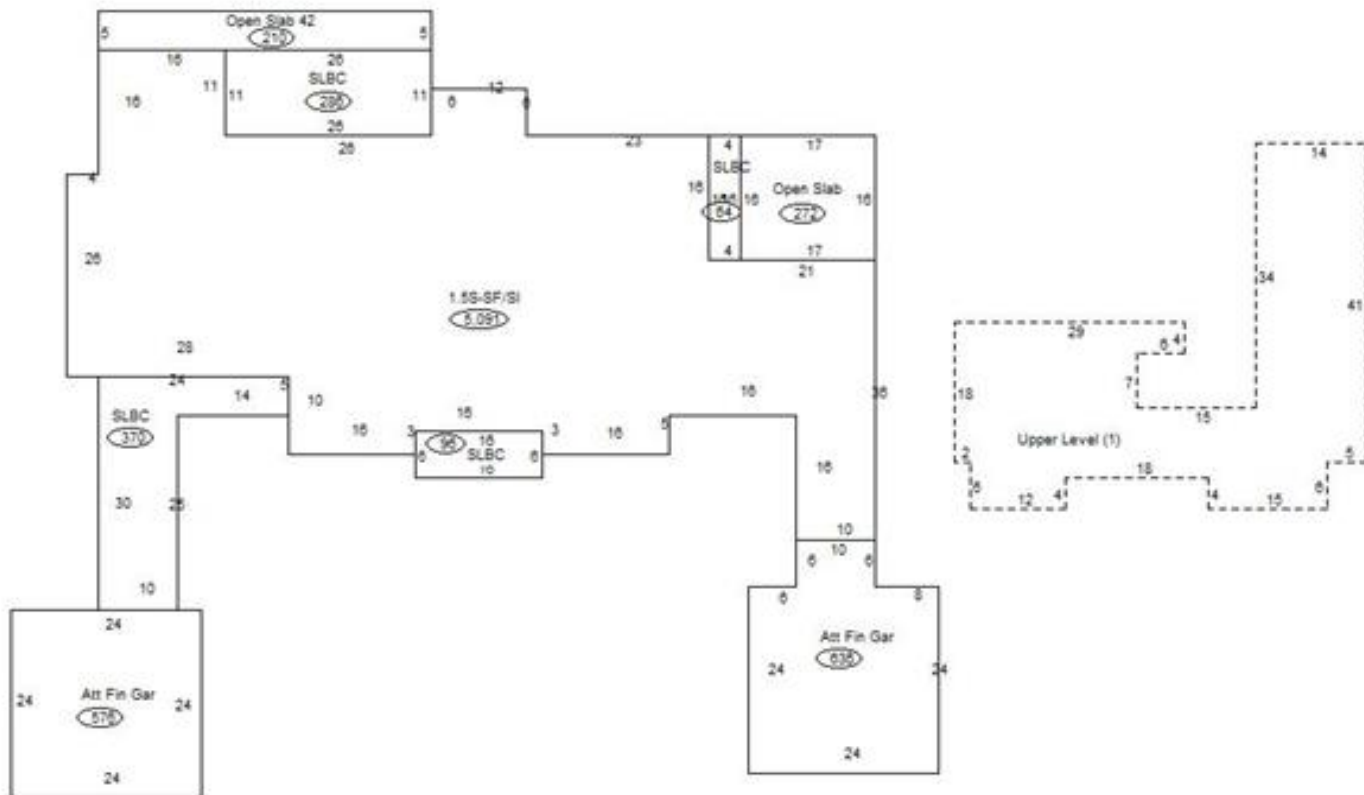
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Sketch Image

660099834



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	3,776	1.348	5,091
2	M	PRCH		20	SLBC	370	1.000	370
3	G	5		20	Att Fin Gar	576	1.000	576
4	G	5		20	Att Fin Gar	636	1.000	636
5	M	PRCH		20	SLBC	64	1.000	64
6	M	PATO		20	Open Slab	272	1.000	272
7	M	PRCH		20	SLBC	286	1.000	286
8	M	PATO		20	Open Slab	210	1.000	210
9	M	PRCH		20	SLBC	96	1.000	96
10	U	^UL		20	Upper Level (1)	1,315	1.000	1,315
Total Building Area						3,776		5,091