



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:08
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Assessment Data					Primary Image																																																																																				
Account 660099835 Parcel ID 0000000-00-000068-007-0005 Cadastral ID 02-20-14-01180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337834 ROBERTS, SPENCER & EMILY 17654 E REDHAWK RD OWASSO OK 74055-0000 Parcel Location Situs 17654 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0005 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099835 09/10/25</p> <p>660099835_001.JPG 9/18/2025</p>																																																																																				
Legal Description Lot/Long: 36.24031371 -95.78060328 LOT 5 BLOCK 7 THE BLUFFS AT STONE CANYON PHASE III																																																																																									
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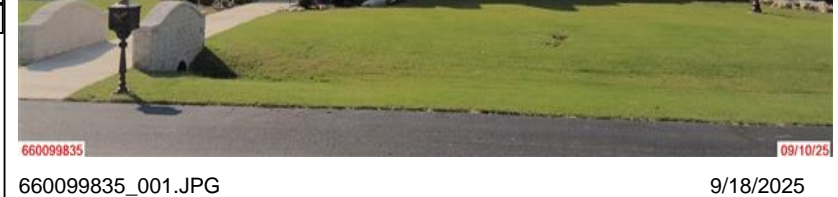
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.786	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	34,237.00 x 7.00 = 239,659	
Factor Value		
Adjustments	1.0000	
Lot Value	239,659	

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	3,112 / 4,967
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,112
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,085 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2024 / 1

Cost Approach		Manual : 01/2025	
Base Cost	116.63	Total Misc Impr	+ 79,749
Roofing Adj	+ 4.70	Garage Cost	+ 109,791
Subfloor Adj	+ -5.46	Total RCN	= 918,149
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 9,181
Plumbing Adj	+ 9.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 908,968
Adj Base Cost	= 146.69	Lot Value	+ 239,659
Total Area	x 4,967	Indicated Value	= 1,148,627
Adjusted Cost	= 728,609	Value Per SqFt	231.25



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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	908,968		
Lot Value	239,659		
Indicated Value	1,148,627	231.25	Per SqFt
Agland Value			
Site Improvements	45,514		
Total Value	1,194,141	240.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1 2024	1	9,630.41		9,630
SHLT	STORM SHELTER - AG IN HOUSE	0		1 2024	1	0.00		
PRCH	Slab Porch - Covered	159673	20x18		360	44.75		16,110
PATO	Slab Porch - Open	159674	429		429	13.50		5,792
PATO	Slab Porch - Open	159675	64x42		2,688	13.50		36,288
PRCH	Slab Porch - Covered	159688	64		64	46.80		2,995



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	36x20x0	Concrete		720
	Qual 6	Cond 6	Year 2024	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (66.54 x 720)		47,909	47,909	2,395		45,514