



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:25:15
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Assessment Data					Primary Image														
Account 660099839 Parcel ID 0000000-00-000068-008-0002 Cadastral ID 02-20-14-01210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347274 WILSON, PHILLIP & TAYLOR 17564 E RED HAWK RD OWASSO OK 74055-0000 Parcel Location Situs 17564 E REDHAWK RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0002 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																			
Legal Description Lat/Long: 36.24059881 -95.78245467 LOT 2 BLOCK 8 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>R19 000159</td> <td>R21- NEW 4622 SQ FT SFR</td> <td>05/2019</td> <td>06/2020</td> <td>600,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount															
R19 000159	R21- NEW 4622 SQ FT SFR	05/2019	06/2020	600,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	NATIONAL RES NOMINEE SERV	02/05/2025	990,000	19										
					/	PERINI, DAVID & LEEANN	08/19/2024	995,000	7										
					/	KELTNER, JOSH & LEAH	02/25/2019	175,000	YES										
					2715/931	C.A.B.O. DEVELOPMENT COMPANY LI	06/01/2018	175,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2026		Land Value	263,709	263,709	11%	29,008	Assessed	113,578										
Year Frozen			Improvements	768,814	768,814		84,570	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	1,032,523	1,032,523		113,578	Total Taxable	113,578										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660099839	WILSON, PHILLIP & TAYLOR			3	1,014,191	0	111,561	10,929.00										
2024	2024-660099839	PERINI, DAVID & LEEANN			3	1,104,268	0	111,625	10,724.00										
2023	2023-660099839	PERINI, DAVID & LEEANN			3	966,449	0	106,310	9,962.00										
2022	2022-660099839	PERINI, DAVID & LEEANN			3	947,259	0	104,198	10,208.00										
2021	2021-660099839	PERINI, DAVID & LEEANN			3	977,540	0	107,529	10,402.00										
2020	2020-660099839	PERINI, DAVID & LEEANN			3	174,992	0	19,249	1,859.00										
2019	2019-660099839	PERINI, DAVID & LEEANN			3	174,992	0	19,249	1,861.00										
2018	2018-660099839	KELTNER, JOSH & LEAH			3	4,559	0	501	47.00										
2017	2017-660099839	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00										



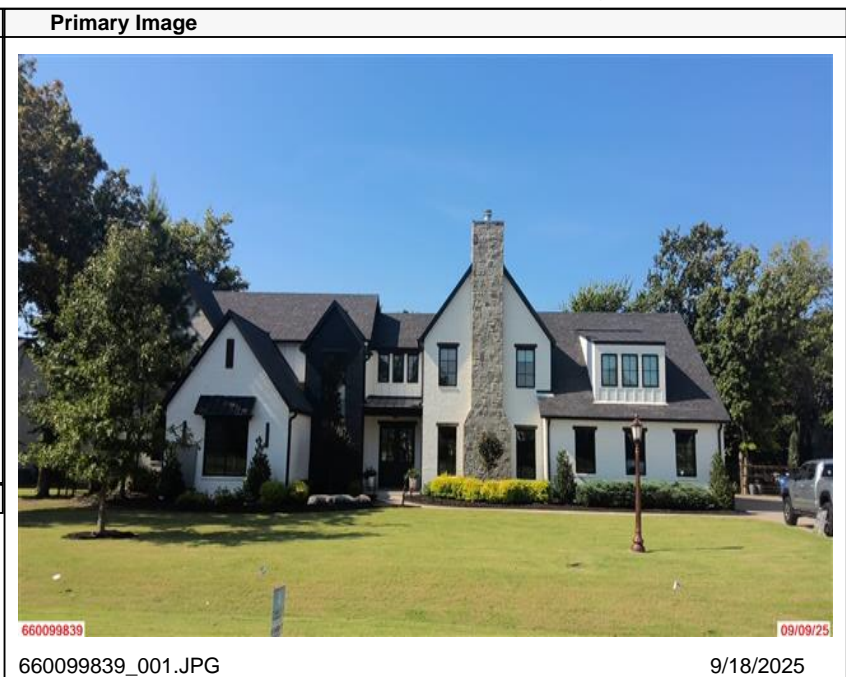
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.973		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	42,386.00 x 7.00 = 296,702		
Factor Value			
Adjustments	0.8888		
Lot Value	263,709		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,813 / 4,722
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,813
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	883 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	798,732	169.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,162,330		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.72	Total Misc Impr	+ 51,065
Roofing Adj	+ 4.18	Garage Cost	+ 72,265
Subfloor Adj	+ -3.91	Total RCN	= 784,504
Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 15,690
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 768,814
Adj Base Cost	= 140.02	Lot Value	+ 263,709
Total Area	x 4,722	Indicated Value	= 1,032,523
Adjusted Cost	= 661,174	Value Per SqFt	218.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	768,814		
Lot Value	263,709		
Indicated Value	1,032,523	218.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,032,523	218.66	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	8,928.49		8,928
SHLT	STORM SHELTER	0		1	2020	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	7,704.33		7,704
PRCH	SLAB PORCH - COVERED	145941	11x8		88	45.61		4,014
PRCH	Porch	145943	5x4		20	45.95		919
PATO	SLAB PORCH - OPEN	145944	19x11		209	15.44		3,227
PATO	Patio - Open	145945	458		458	12.76		5,844
PRCH	Porch	145946	413		413	43.75		18,069
PATO	SLAB PORCH - OPEN	145947	8x3		24	17.04		409
PATO	Patio - Open	145948	29x4		116	16.82		1,951



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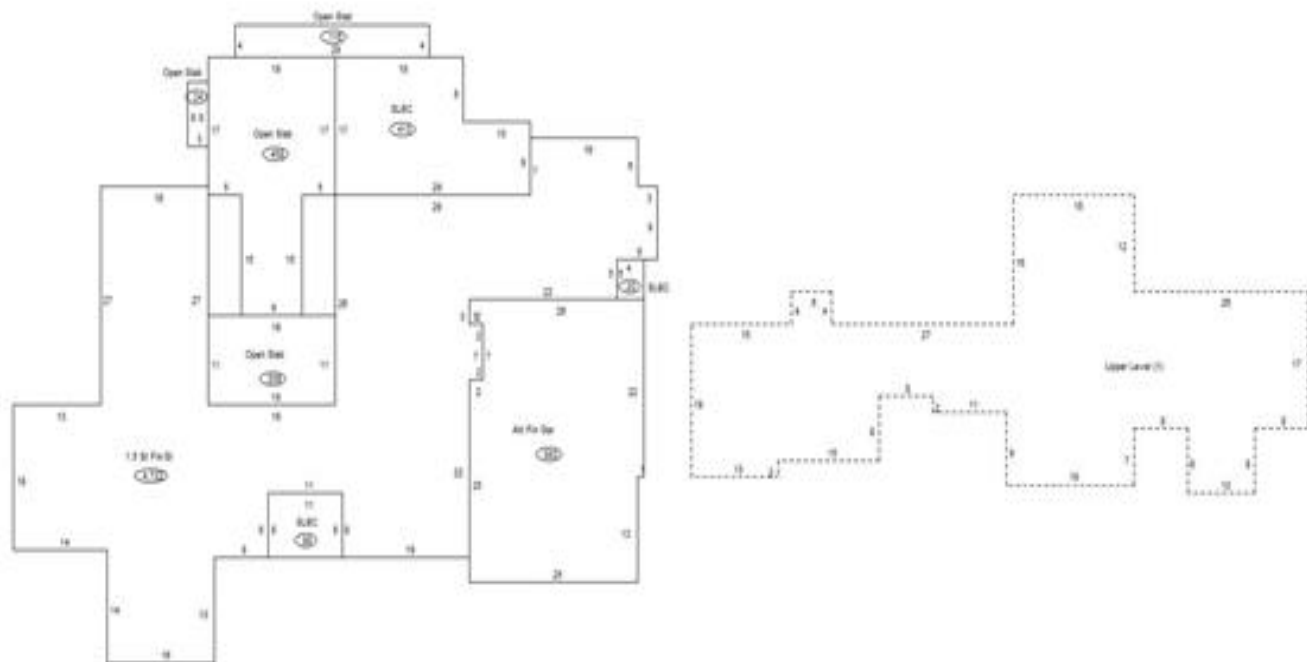
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,813	1.679	4,722
2	M	PRCH		13	SLBC	88	1.000	88
3	G	5		13	Att Fin Gar	883	1.000	883
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PATO		13	Open Slab	209	1.000	209
6	M	PATO		13	Open Slab	458	1.000	458
7	M	PRCH		13	SLBC	413	1.000	413
8	M	PATO		13	Open Slab	24	1.000	24
9	M	PATO		13	Open Slab	116	1.000	116
10	U	^UL		13	Upper Level (1)	1,909	1.000	1,909
Total Building Area						2,813		4,722