



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:34:07  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660100728 <b>Parcel ID</b> 00000000-00200248-001-0008 <b>Cadastral ID</b> 01-20-14-03270 <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> 347299 WILSON, ANDREW & SARAH SOLIMAN  18846 E CHOKEBERRY ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18846 E CHOKEBERRY ST <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_008! 7/13/2021</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.24415426 -95.76557749 LOT 8 BLOCK 1 DEER RUN AT STONE CANYON PHASE II																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7934		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	34,560.00 x 4.27 = 147,488		
Factor Value			
Adjustments	1.1464		
Lot Value	169,080		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,459 / 3,106
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,459
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	904 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	503,767	162.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	522,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.83	Total Misc Impr	+ 36,116
Roofing Adj	+ 4.92	Garage Cost	+ 54,846
Subfloor Adj	+ -3.64	Total RCN	= 511,266
Heat/Cool Adj	+ 17.38	Depreciation ( 3%)	- 15,338
Plumbing Adj	+ 9.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 495,928
Adj Base Cost	= 135.32	Lot Value	+ 169,080
Total Area	x 3,106	Indicated Value	= 665,008
Adjusted Cost	= 420,304	Value Per SqFt	214.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	495,928		
Lot Value	169,080		
Indicated Value	665,008	214.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	665,008	214.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	142353	8x5		40	36.54		1,462
PATO	SLAB PORCH - OPEN	142354	13x8		104	15.17		1,578
PATO	SLAB PORCH - OPEN	142355	9x5		45	15.22		685
PRCH	SLAB PORCH - COVERED	142357	35x14		490	34.59		16,949



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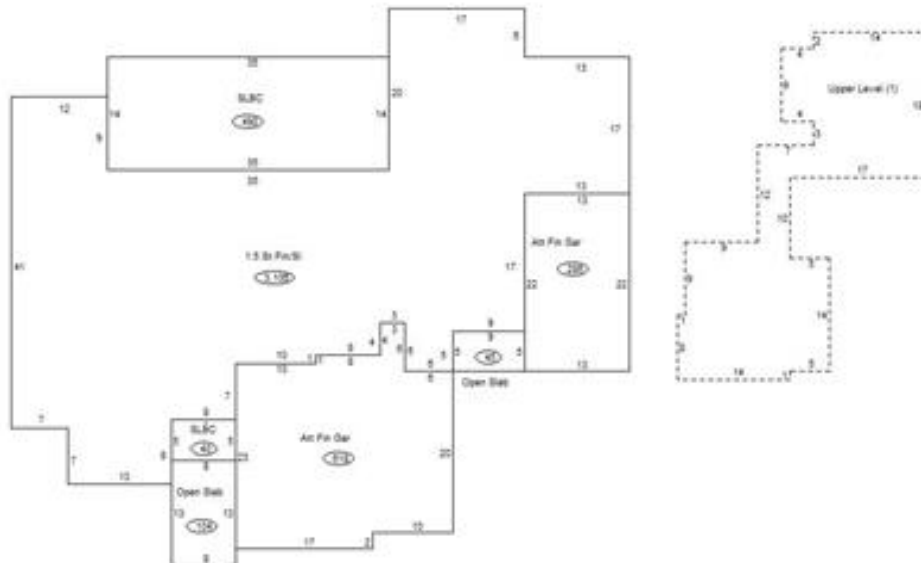
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Sketch Image

660100728



### 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/SI	2,459	1.263	3,106
2	U	^UL		13	Upper Level (1)	647	1.000	647
3	G	5		13	Att Fin Gar	618	1.000	618
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	104	1.000	104
6	M	PATO		13	Open Slab	45	1.000	45
7	G	5		13	Att Fin Gar	286	1.000	286
8	M	PRCH		13	SLBC	490	1.000	490
<b>Total Building Area</b>						<b>2,459</b>		<b>3,106</b>