



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:34:09
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Assessment Data					Primary Image																																																																												
Account 660100729 Parcel ID 00000000-00200248-001-0009 Cadastral ID 01-20-14-03280 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 298431 BASWELL, WILLIAM P III TRUSTEE 18866 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18866 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																	
Legal Description Lat/Long: 36.24373584 -95.76526064 LOT 9 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	0.5996		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,118.00 x 4.90 = 128,071		
Factor Value			
Adjustments	1.0000		
Lot Value	128,071		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_000 7/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,945 / 3,381
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,945
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	853 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	
Adjusted R	0.8445		
Indicated Value	488,093	144.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	585,660		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.58	Total Misc Impr	+ 28,945
Roofing Adj	+ 4.93	Garage Cost	+ 48,544
Subfloor Adj	+ -3.81	Total RCN	= 501,703
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 15,051
Plumbing Adj	+ 7.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 486,652
Adj Base Cost	= 125.47	Lot Value	+ 128,071
Total Area	x 3,381	Indicated Value	= 614,723
Adjusted Cost	= 424,214	Value Per SqFt	181.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	486,652		
Lot Value	128,071		
Indicated Value	614,723	181.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	614,723	181.82	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	144453		525	525	31.23		16,396
PATO	SLAB PORCH - OPEN	144454		40x5	200	13.22		2,644
PRCH	SLAB PORCH - COVERED	144455		11x3	33	33.09		1,092
PATO	SLAB PORCH - OPEN	144456		11x10	110	14.26		1,569



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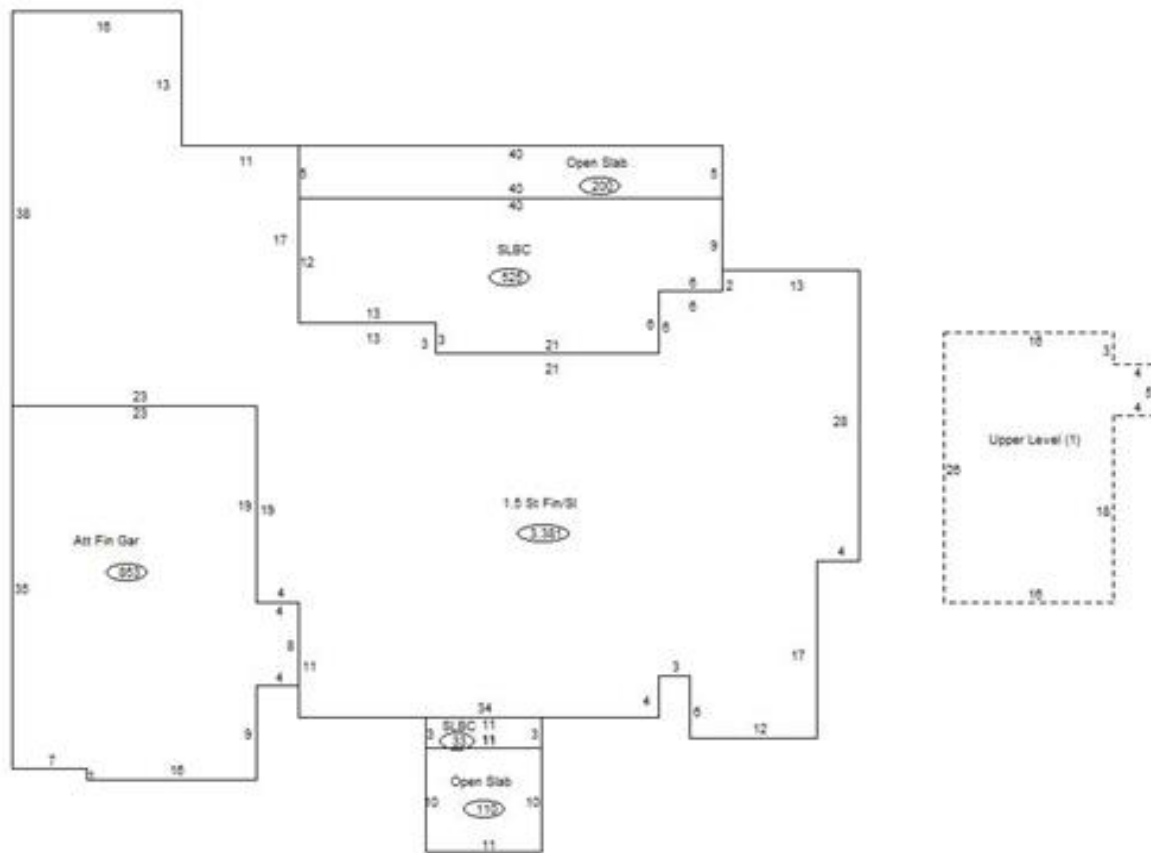
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Sketch Image

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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	2,945	1.148	3,381
2	G	5		13	Att Fin Gar	853	1.000	853
3	U	^UL		13	Upper Level (1)	436	1.000	436
4	M	PRCH		13	SLBC	525	1.000	525
5	M	PATO		13	Open Slab	200	1.000	200
6	M	PRCH		13	SLBC	33	1.000	33
7	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						2,945		3,381