



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:34:12  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660100731 <b>Parcel ID</b> 00000000-00200248-001-0011 <b>Cadastral ID</b> 01-20-14-03300 <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> 331459 COLT, AUSTEN & JORDAN  18155 E FALCON PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18908 E CHOKEBERRY ST <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0011 / 0001 Parcel Size 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																																																																																	
<b>Legal Description</b> Lot/Long: 36.24310600 -95.76458746																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.556		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,220.00 x 5.11 = 123,706		
Factor Value			
Adjustments	1.0000		
Lot Value	123,706		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	3,656 / 5,344
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,656
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,147 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	843,453	157.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	828,600 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.76	Total Misc Impr	+ 37,672
Roofing Adj	+ 4.26	Garage Cost	+ 73,890
Subfloor Adj	+ -2.94	Total RCN	= 788,112
Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 15,762
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 772,350
Adj Base Cost	= 126.60	Lot Value	+ 123,706
Total Area	x 5,344	Indicated Value	= 896,056
Adjusted Cost	= 676,550	Value Per SqFt	167.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	772,350		
Lot Value	123,706		
Indicated Value	896,056	167.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	896,056	167.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151827	12x5		60	37.13		2,228
PRCH	Slab Porch - Covered	151828	11x7		77	37.07		2,854
PRCH	Slab Porch - Covered	151829	530		530	35.12		18,614
FPR1	Fireplace - Residential 1 Story			1	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit			1	1	5,778.25		5,778
SHLT	AG- MSTR CLOSET			1	2021	0.00		



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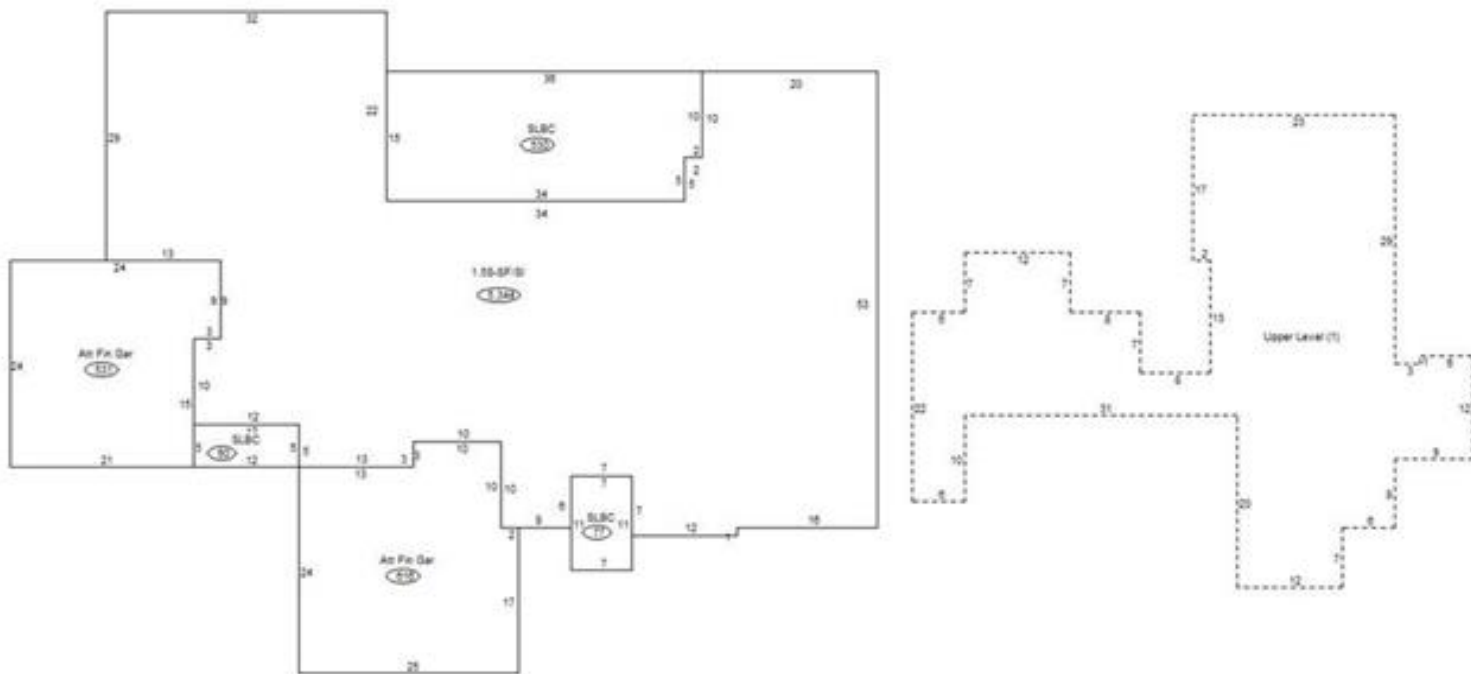
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### Sketch Image

660100731



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/Sl	3,656	1.462	5,344
2	G	5		13	Att Fin Gar	531	1.000	531
3	G	5		13	Att Fin Gar	616	1.000	616
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	77	1.000	77
6	M	PRCH		13	SLBC	530	1.000	530
7	U	^UL		13	Upper Level (1)	1,688	1.000	1,688
<b>Total Building Area</b>						<b>3,656</b>		<b>5,344</b>