



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660100733								
Parcel ID	00000000-00200248-001-0013								
Cadastral ID	01-20-14-03320								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	344222								
WELLS, JEFFREY ASHLEY & ONA JOLENE									
18948 E CHOKEBERRY ST OWASSO OK 74055-0000									
Parcel Location									
Situs	18948 E CHOKEBERRY ST								
Subdivision	DEER RUN AT STONE CANYON PHASE II								
Lot/Block	0013 / 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: 36.24249484 -95.76398300									
LOT 13 BLOCK 1 DEER RUN AT STONE CANYON PHASE II									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19 000005	R20- NEW 3567 SQ FT SFR	01/2019	09/2019	539,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DOLGNER, ERIN & TIMOTHY	02/17/2024	725,000	YES					
/	EPIC CUSTOM HOMES LLC	09/28/2022	719,000	YES					
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/18/2018	79,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	236,033	236,033	11%	25,964	Assessed	83,738	
Year Frozen		Improvements	530,338	525,217		57,774	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	766,371	761,250		83,738	Total Taxable	83,738	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100733	WELLS, JEFFREY ASHLEY &	3	725,000	0	79,750	7,812.00		
2024	2024-660100733	WELLS, JEFFREY ASHLEY &	3	671,638	0	73,881	7,098.00		
2023	2023-660100733	DOLGNER, ERIN & TIMOTHY	3	719,000	0	79,090	7,412.00		
2022	2022-660100733	EPIC CUSTOM HOMES LLC	3	543,594	0	36,041	3,531.00		
2021	2021-660100733	EPIC CUSTOM HOMES LLC	3	312,047	0	34,325	3,321.00		
2020	2020-660100733	EPIC CUSTOM HOMES LLC	3	461,338	0	50,747	4,902.00		
2019	2019-660100733	EPIC CUSTOM HOMES LLC	3	80,500	0	8,855	856.00		
2018	2018-660100733	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	58.00		



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7196		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	31,347.00 x 4.47 = 140,098		
Factor Value			
Adjustments	1.6848		
Lot Value	236,033		



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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	75% Frame, Stucco 25% Veneer, Masonry
Base/Total Area	2,662 / 3,469
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,662
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	844 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	581,050	167.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	646,080		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.30	Total Misc Impr	+ 25,720
Roofing Adj	+ 5.01	Garage Cost	+ 54,370
Subfloor Adj	+ -3.46	Total RCN	= 546,740
Heat/Cool Adj	+ 18.45	Depreciation ( 3%)	- 16,402
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 530,338
Adj Base Cost	= 134.52	Lot Value	+ 236,033
Total Area	x 3,469	Indicated Value	= 766,371
Adjusted Cost	= 466,650	Value Per SqFt	220.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	530,338		
Lot Value	236,033		
Indicated Value	766,371	220.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	766,371	220.92	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	142368	22x15		330	35.83		11,824
PATO	SLAB PORCH - OPEN	142369	7x4		28	16.05		449
PRCH	SLAB PORCH - COVERED	142370	9x7		63	37.12		2,339
PATO	SLAB PORCH - OPEN	142371	12x9		108	15.94		1,722
PATO	SLAB PORCH - OPEN	142372	6x5		30	16.05		482
PATO	SLAB PORCH - OPEN	142373	11x4		44	16.05		706



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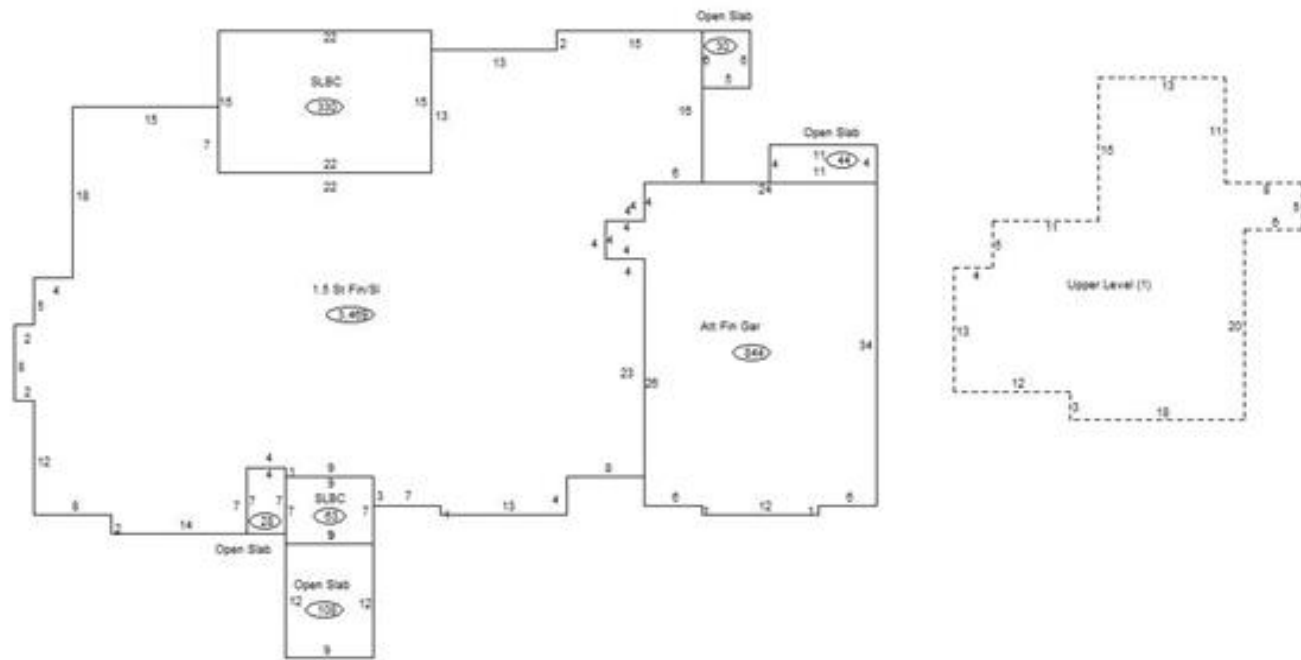
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### Sketch Image

660100733



### 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	2,662	1.303	3,469
2	U	^UL		13	Upper Level (1)	807	1.000	807
3	G	5		13	Att Fin Gar	844	1.000	844
4	M	PRCH		13	SLBC	330	1.000	330
5	M	PATO		13	Open Slab	28	1.000	28
6	M	PRCH		13	SLBC	63	1.000	63
7	M	PATO		13	Open Slab	108	1.000	108
8	M	PATO		13	Open Slab	30	1.000	30
9	M	PATO		13	Open Slab	44	1.000	44
<b>Total Building Area</b>						<b>2,662</b>		<b>3,469</b>