




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																												
<b>Account</b> 660100734 <b>Parcel ID</b> 00000000-00200248-001-0014 <b>Cadastral ID</b> 01-20-14-03330 <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> 342678 WESTERHOLD, ARNOLD R & CHRISTY A TRUST  18968 E CHOKEBERRY OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18968 E CHOKEBERRY ST <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0014 / 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\2021-7-14\IMG_001: 7/14/2021</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.24237929 -95.76351225 LOT 14 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	0.6974		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	30,380.00 x 4.54 = 137,874		
Factor Value			
Adjustments	1.1653		
Lot Value	160,669		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG\_001: 7/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,619 / 2,619
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,619
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,061 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	464,022	177.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	471,870		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.25	Total Misc Impr	+ 32,055
Roofing Adj	+ 6.16	Garage Cost	+ 64,371
Subfloor Adj	+ -4.55	Total RCN	= 482,676
Heat/Cool Adj	+ 17.38	Depreciation ( 3%)	- 14,480
Plumbing Adj	+ 10.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 468,196
Adj Base Cost	= 147.48	Lot Value	+ 160,669
Total Area	x 2,619	Indicated Value	= 628,865
Adjusted Cost	= 386,250	Value Per SqFt	240.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	468,196		
Lot Value	160,669		
Indicated Value	628,865	240.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	628,865	240.12	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	SLAB PORCH - COVERED	142345	58		58	36.47		2,115
PRCH	SLAB PORCH - COVERED	142346	24x22		528	34.46		18,195
PATO	SLAB PORCH - OPEN	142347	18x14		252	12.83		3,233
PATO	SLAB PORCH - OPEN	142349	13x4		52	15.22		791

