



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:34:20
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| Assessment Data | | | | Primary Image | | | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------|-------------------|----------------------|--------------------|-------------------------|-------------|--------|--------|--------|------------|-------------------------|---------|---------|---------|
| Account 660100735 Parcel ID 00000000-00200248-001-0015 Cadastral ID 01-20-14-03340 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341776 BRYAN, REBECCA & DYLAN ALLEN 18988 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18988 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS | | | |  <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_001 7/14/2021</p> | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.24240765 -95.76292383 | | | | | | | | | | Building Permits | | | | | | | | | |
| LOT 15 BLOCK 1 DEER RUN AT STONE CANYON PHASE II | | | | <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R19 000427</td> <td>R21- NEW 3985 SQ FT SFR</td> <td>12/2019</td> <td>10/2020</td> <td>370,000</td> </tr> </tbody> </table> | | | | | | Number | Description | Opened | Closed | Amount | R19 000427 | R21- NEW 3985 SQ FT SFR | 12/2019 | 10/2020 | 370,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| R19 000427 | R21- NEW 3985 SQ FT SFR | 12/2019 | 10/2020 | 370,000 | | | | | | | | | | | | | | | |
| Exemptions | | | | Sale History | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | / | VEST, SUSAN & MARK | 06/06/2023 | 712,000 | YES | | | | | | | | | | |
| | | | | | / | T14 LLC | 02/10/2021 | 595,000 | YES | | | | | | | | | | |
| | | | | | / | C.A.B.O. DEVELOPMENT COMPANY LI | 12/02/2019 | 78,000 | YES | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | |
| Remove Cap | 2024 | | Land Value | 158,184 | 158,184 | 11% | 17,400 | Assessed | 80,058 | | | | | | | | | | |
| Year Frozen | | | Improvements | 570,668 | 569,615 | | 62,658 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 728,852 | 727,799 | | 80,058 | Total Taxable | 80,058 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660100735 | BRYAN, REBECCA & | | | 3 | 693,142 | 0 | 76,245 | 7,469.00 | | | | | | | | | | |
| 2024 | 2024-660100735 | BRYAN, REBECCA & | | | 3 | 712,009 | 0 | 78,321 | 7,524.00 | | | | | | | | | | |
| 2023 | 2023-660100735 | BRYAN, REBECCA & | | | 3 | 595,000 | 0 | 65,450 | 6,133.00 | | | | | | | | | | |
| 2022 | 2022-660100735 | VEST, SUSAN & MARK | | | 3 | 595,000 | 0 | 65,450 | 6,412.00 | | | | | | | | | | |
| 2021 | 2021-660100735 | VEST, SUSAN & MARK | | | 3 | 581,484 | 0 | 63,963 | 6,188.00 | | | | | | | | | | |
| 2020 | 2020-660100735 | T14 LLC | | | 3 | 76,500 | 0 | 8,415 | 813.00 | | | | | | | | | | |
| 2019 | 2019-660100735 | C.A.B.O. DEVELOPMENT COMPANY LLC | | | 3 | 5,691 | 0 | 626 | 61.00 | | | | | | | | | | |
| 2018 | 2018-660100735 | 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 | 0.634 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 27,618.00 x 4.76 = 131,521 | | |
| Factor Value | | | |
| Adjustments | 1.2027 | | |
| Lot Value | 158,184 | | |



\\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% 1 1/2 Story Finished |
| Exterior Wall | 50% Frame, Stucco 50% Veneer, Masonry |
| Base/Total Area | 3,277 / 3,957 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,277 |
| Fixture/RghIn | 19 / |
| Bed/F/H Bath | 5 / 4.0 / 1.0 |
| Basement Area | |
| Garage Type | 726 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2020 / 3 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 584,357 | 147.68 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 6 | | |
| Indicated Value | 715,300 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 101.96 | Total Misc Impr | + 30,574 |
| Roofing Adj | + 4.94 | Garage Cost | + 44,046 |
| Subfloor Adj | + -3.56 | Total RCN | = 588,318 |
| Heat/Cool Adj | + 17.38 | Depreciation (3%) | - 17,650 |
| Plumbing Adj | + 9.10 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 570,668 |
| Adj Base Cost | = 129.82 | Lot Value | + 158,184 |
| Total Area | x 3,957 | Indicated Value | = 728,852 |
| Adjusted Cost | = 513,698 | Value Per SqFt | 184.19 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 570,668 | | |
| Lot Value | 158,184 | | |
| Indicated Value | 728,852 | 184.19 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 728,852 | 184.19 | 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 | 147378 | | 304 | 304 | 35.18 | | 10,695 |
| PATO | SLAB PORCH - OPEN | 147379 | 36x1 | | 36 | 15.22 | | 548 |
| PRCH | SLAB PORCH - COVERED | 147380 | | 62 | 62 | 36.45 | | 2,260 |
| PATO | SLAB PORCH - OPEN | 147381 | 9x4 | | 36 | 15.22 | | 548 |
| PATO | SLAB PORCH - OPEN | 147382 | 11x5 | | 55 | 15.22 | | 837 |
| PATO | SLAB PORCH - OPEN | 147383 | 4x4 | | 16 | 15.22 | | 244 |

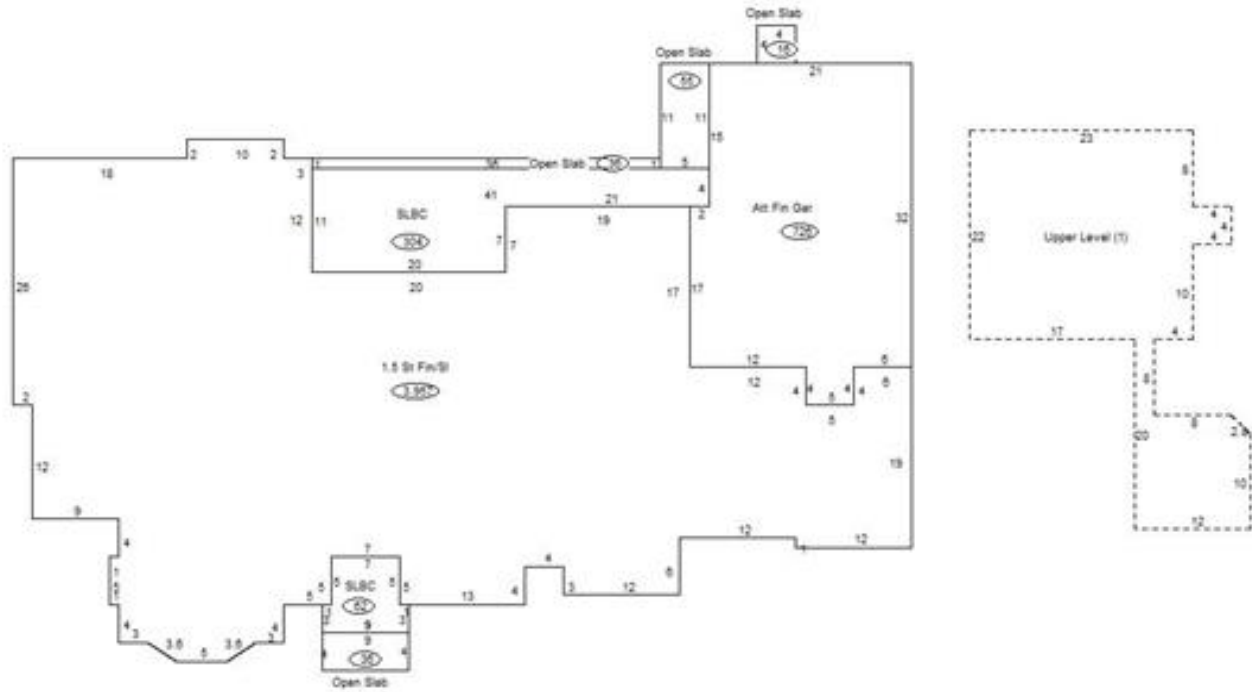


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Sketch Image

660100735



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 | 3,277 | 1.208 | 3,957 |
| 2 | G | 5 | | 13 | Att Fin Gar | 726 | 1.000 | 726 |
| 3 | M | PRCH | | 13 | SLBC | 304 | 1.000 | 304 |
| 4 | M | PATO | | 13 | Open Slab | 36 | 1.000 | 36 |
| 5 | M | PRCH | | 13 | SLBC | 62 | 1.000 | 62 |
| 6 | M | PATO | | 13 | Open Slab | 36 | 1.000 | 36 |
| 7 | M | PATO | | 13 | Open Slab | 55 | 1.000 | 55 |
| 8 | M | PATO | | 13 | Open Slab | 16 | 1.000 | 16 |
| 9 | U | ^UL | | 13 | Upper Level (1) | 680 | 1.000 | 680 |
| Total Building Area | | | | | | 3,277 | | 3,957 |