



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:22
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Assessment Data					Primary Image																																																																												
Account 660100736 Parcel ID 00000000-00200248-001-0016 Cadastral ID 01-20-14-03350 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347193 PARRISH, RUSSELL & AMBER 19002 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 19002 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0016 / 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 Lot/Long: 36.24245000 -95.76239464 LOT 16 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	0.5991		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,097.00 x 4.91 = 128,023		
Factor Value			
Adjustments	1.4010		
Lot Value	179,360		



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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% Frame, Siding, Wood
Base/Total Area	3,401 / 3,401
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,401
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,342 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	624,604	183.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	600,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.20	Total Misc Impr	+	28,670			
Roofing Adj	+ 5.94	Garage Cost	+	81,419			
Subfloor Adj	+ -4.26	Total RCN	=	581,468			
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	11,629			
Plumbing Adj	+ 7.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	569,839			
Adj Base Cost	= 138.60	Lot Value	+	179,360			
Total Area	x 3,401	Indicated Value	=	749,199			
Adjusted Cost	= 471,379	Value Per SqFt		220.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	569,839		
Lot Value	179,360		
Indicated Value	749,199	220.29	Per SqFt
Agland Value			
Site Improvements	40,802		
Total Value	790,001	232.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	Porch	154796	464		464	34.67		16,087
PATO	Patio - Open	154797	255		255	12.77		3,256
PRCH	Porch	154798	120		120	36.17		4,340



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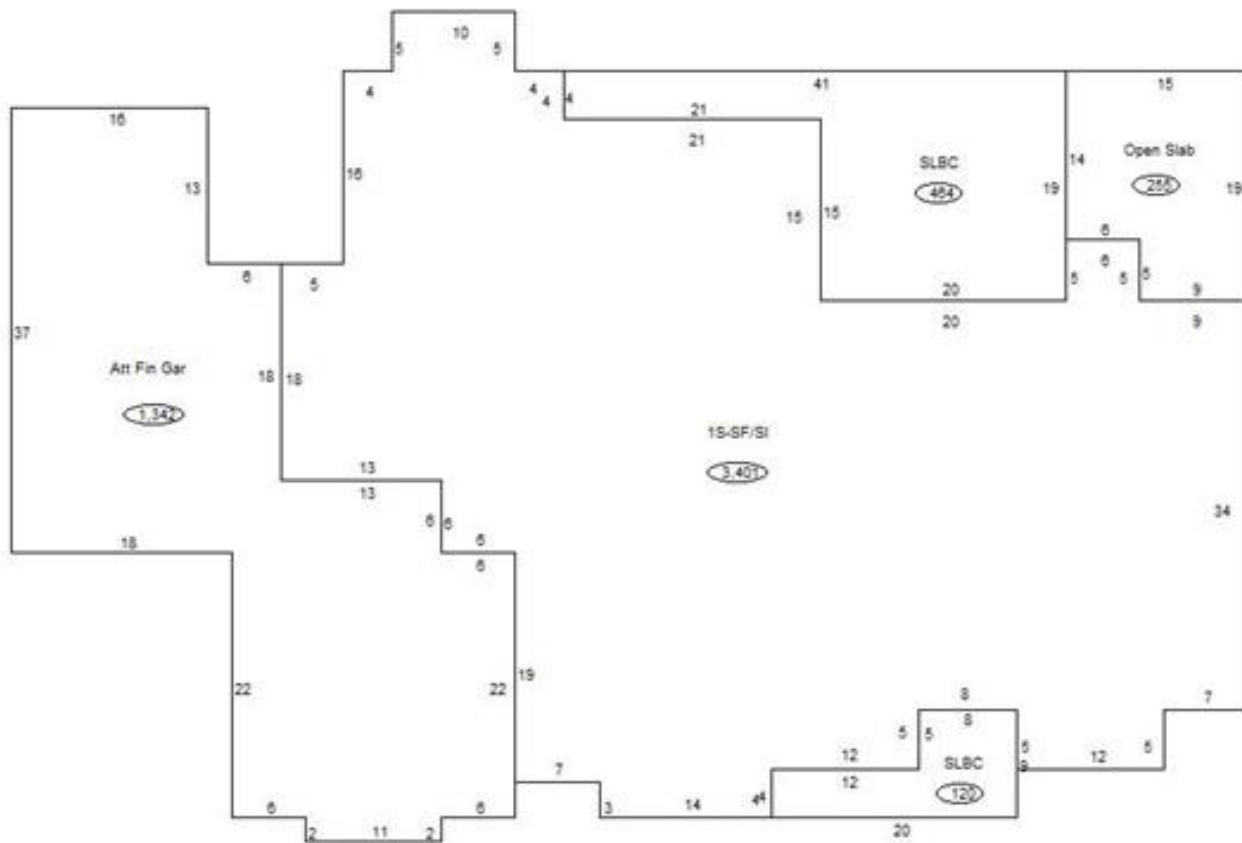
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,401	1.000	3,401
2	G	5		13	Att Fin Gar	1,342	1.000	1,342
3	M	PRCH		13	SLBC	464	1.000	464
4	M	PATO		13	Open Slab	255	1.000	255
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						3,401		3,401



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	40x16x0	Concrete		640
	Qual	6	Cond 6	Year	2024	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (67.11 x 640)	42,950	42,950	2,148	40,802