



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:24
Page 1

Assessment Data					Primary Image														
Account 660100737 Parcel ID 00000000-00200248-001-0017 Cadastral ID 01-20-14-03360 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339986 SCHROEDER, ALAN J & REBECCA J A REVOCABLE TRUST 19022 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 19022 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0017 / 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_002: 7/14/2021</p>														
Legal Description Lat/Long: 36.24246834 -95.76183236																			
LOT 17 BLOCK 1 DEER RUN AT STONE CANYON PHASE II					Building Permits <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>R20 000068</td> <td>R21- NEW 3389 SQ FT SFR</td> <td>02/2020</td> <td>10/2020</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000068	R21- NEW 3389 SQ FT SFR	02/2020	10/2020	250,000
Number	Description	Opened	Closed	Amount															
R20 000068	R21- NEW 3389 SQ FT SFR	02/2020	10/2020	250,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	WAREHIME, ANDREW & HEATHER	10/14/2022	699,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/30/2019	76,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2023		Land Value	167,278	167,278	11%	18,401	Assessed	78,704 7,709.84										
Year Frozen			Improvements	569,665	548,207		60,303	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	736,943	715,485		78,704	Total Taxable	77,704 7,612.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660100737	SCHROEDER, ALAN J & REBECCA J A			3	694,646	1000	75,411	7,387.00										
2024	2024-660100737	SCHROEDER, ALAN J & REBECCA J A			3	699,000	1000	75,890	7,291.00										
2023	2023-660100737	SCHROEDER, ALAN J & REBECCA J A			3	699,000	1000	75,890	7,112.00										
2022	2022-660100737	WAREHIME, ANDREW & HEATHER			3	516,491	1000	52,073	5,102.00										
2021	2021-660100737	WAREHIME, ANDREW & HEATHER			3	468,428	1000	50,527	4,888.00										
2020	2020-660100737	WAREHIME, ANDREW & HEATHER			3	76,500	0	8,415	813.00										
2019	2019-660100737	WAREHIME, ANDREW & HEATHER			3	5,691	0	626	61.00										
2018	2018-660100737	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,691	0	626	58.00										



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 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5466		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,812.00 x 5.16 = 122,768		
Factor Value			
Adjustments	1.3626		
Lot Value	167,278		



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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	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,884 / 3,465
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,884
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,176 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	612,758 176.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	686,990 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.92	Total Misc Impr	+ 29,405
Roofing Adj	+ 5.36	Garage Cost	+ 75,758
Subfloor Adj	+ -3.64	Total RCN	= 587,283
Heat/Cool Adj	+ 18.45	Depreciation (3%)	- 17,618
Plumbing Adj	+ 11.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 569,665
Adj Base Cost	= 139.14	Lot Value	+ 167,278
Total Area	x 3,465	Indicated Value	= 736,943
Adjusted Cost	= 482,120	Value Per SqFt	212.68

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	569,665
Lot Value	167,278
Indicated Value	736,943 212.68 Per SqFt
Agland Value	
Site Improvements	
Total Value	736,943 212.68 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	147371	32x15		480	35.30		16,944
PRCH	SLAB PORCH - COVERED	147372	97		97	37.00		3,589
PATO	SLAB PORCH - OPEN	147373	7x6		42	16.05		674



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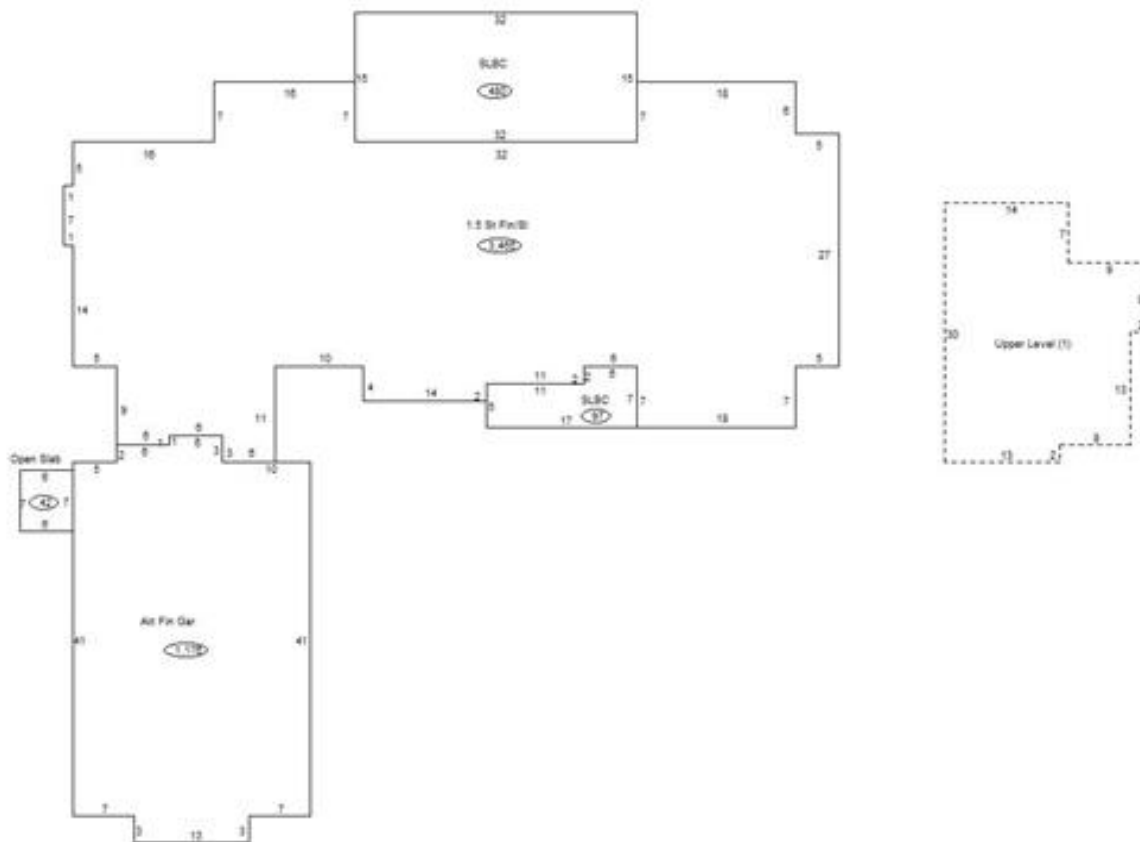
Date 04/18/2026

Time 09:34:24

Page 3

Sketch Image

660100737



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	2,884	1.201	3,465
2	G	5		13	Att Fin Gar	1,176	1.000	1,176
3	M	PRCH		13	SLBC	480	1.000	480
4	M	PRCH		13	SLBC	97	1.000	97
5	M	PATO		13	Open Slab	42	1.000	42
6	U	^UL		13	Upper Level (1)	581	1.000	581
Total Building Area						2,884		3,465