



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 660100739 Parcel ID 00000000-00200248-002-0002 Cadastral ID 01-20-14-03380 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329247 COLTHARP, TRACY & RHONDA 18721 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18721 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0002 / 0002 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_003 7/14/2021</p>															
Legal Description Lat/Long: 36.24608741 -95.76560176																			
LOT 2 BLOCK 2 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>R19 000016</td> <td>R20- NEW 3503 SQ FT SFR</td> <td>01/2019</td> <td>09/2019</td> <td>250,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R19 000016	R20- NEW 3503 SQ FT SFR	01/2019	09/2019	250,000
Number	Description	Opened	Closed	Amount															
R19 000016	R20- NEW 3503 SQ FT SFR	01/2019	09/2019	250,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	EXECUTIVE HOMES LLC	10/31/2019	489,500	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	02/26/2019	81,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value	157,578	142,063	11%	15,627	Assessed	69,906 6,847.99										
Year Frozen			Improvements	507,795	493,447		54,279	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	665,373	635,510		69,906	Total Taxable	69,906 6,848.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660100739	COLTHARP, TRACY &			3	627,528	0	66,578	6,522.00										
2024	2024-660100739	COLTHARP, TRACY &			3	688,637	0	63,407	6,092.00										
2023	2023-660100739	COLTHARP, TRACY &			3	596,007	0	60,388	5,659.00										
2022	2022-660100739	COLTHARP, TRACY &			3	572,479	0	57,512	5,634.00										
2021	2021-660100739	COLTHARP, TRACY &			3	497,941	0	54,774	5,299.00										
2020	2020-660100739	COLTHARP, TRACY &			3	498,420	0	54,826	5,296.00										
2019	2019-660100739	EXECUTIVE HOMES LLC			3	5,691	0	626	61.00										
2018	2018-660100739	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	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8941	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	38,947.00 x 4.05 = 157,578	
Factor Value		
Adjustments	1.0000	
Lot Value	157,578	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,910 / 3,605
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,910
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	753 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	501,143	139.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	572,410		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	507,795		
Lot Value	157,578		
Indicated Value	665,373	184.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	665,373	184.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.45	Total Misc Impr	+	22,127			
Roofing Adj	+ 4.58	Garage Cost	+	42,853			
Subfloor Adj	+ -3.53	Total RCN	=	523,500			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	15,705			
Plumbing Adj	+ 9.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	507,795			
Adj Base Cost	= 127.19	Lot Value	+	157,578			
Total Area	x 3,605	Indicated Value	=	665,373			
Adjusted Cost	= 458,520	Value Per SqFt		184.57			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	142486	24x13		312	31.90		9,953
PRCH	SLAB PORCH - COVERED	142487	34		34	33.09		1,125
PRCH	SLAB PORCH - COVERED	142488	18x6		108	32.83		3,546
PATO	SLAB PORCH - OPEN	142489	18x1		18	14.39		259



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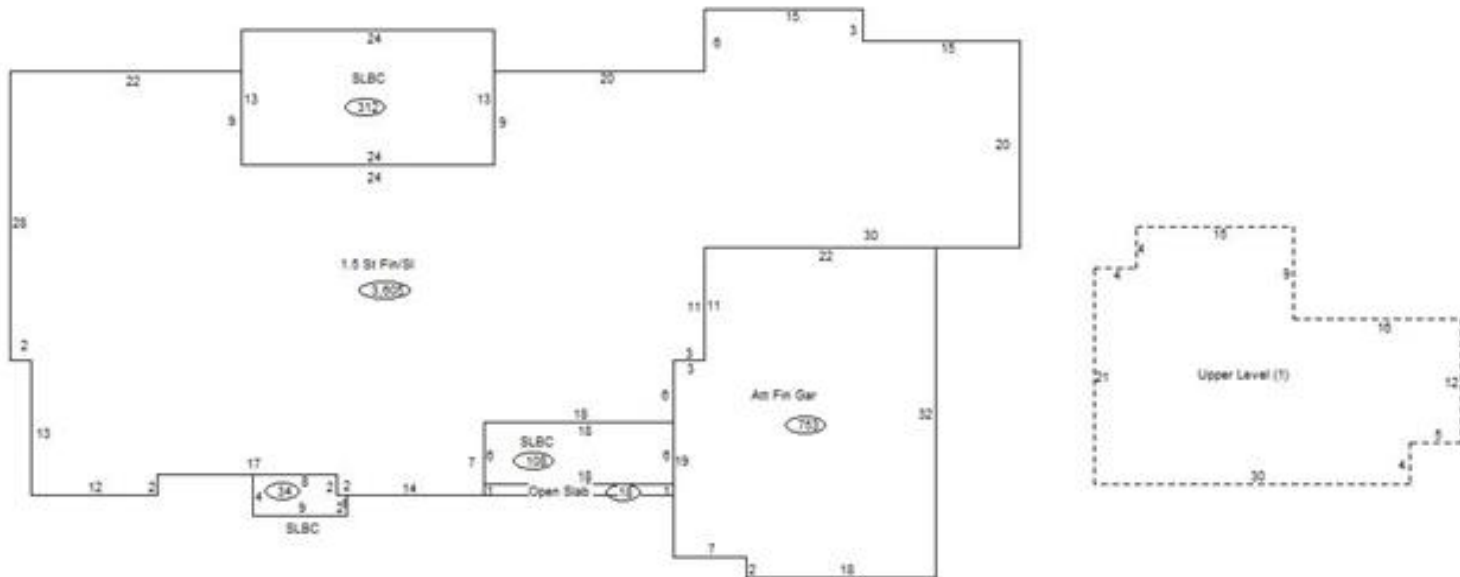
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Sketch Image

660100739



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	2,910	1.239	3,605
2	G	5		13	Att Fin Gar	753	1.000	753
3	U	^UL		13	Upper Level (1)	695	1.000	695
4	M	PRCH		13	SLBC	312	1.000	312
5	M	PRCH		13	SLBC	34	1.000	34
6	M	PRCH		13	SLBC	108	1.000	108
7	M	PATO		13	Open Slab	18	1.000	18
Total Building Area						2,910		3,605