



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:34:29
 Page 1

Assessment Data					Primary Image																																																																												
Account 660100740 Parcel ID 00000000-00200248-002-0003 Cadastral ID 01-20-14-03390 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340641 WELLER, JAMES & COURTNEY 18741 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18741 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0003 / 0002 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: 36.24588302 -95.76527863																																																																																	
Building Permits					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_003i 7/14/2021																																																																												
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Time 09:34:29
Page 2

Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.735	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	32,018.00 x 4.42 = 141,641	
Factor Value		
Adjustments	1.1990	
Lot Value	169,832	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,818 / 2,818
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,818
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	964 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	468,006	166.08	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	575,980 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	494,777		
Lot Value	169,832		
Indicated Value	664,609	235.84	Per SqFt
Agland Value			
Site Improvements	25,253		
Total Value	689,862	244.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.80	Total Misc Impr	+	45,853			
Roofing Adj	+ 5.70	Garage Cost	+	54,861			
Subfloor Adj	+ -4.37	Total RCN	=	487,851			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	14,636			
Plumbing Adj	+ 8.94	Lump Sums	+	21,562			
Basement Adj	+ 0.00	RCNLD	=	494,777			
Adj Base Cost	= 137.38	Lot Value	+	169,832			
Total Area	x 2,818	Indicated Value	=	664,609			
Adjusted Cost	= 387,137	Value Per SqFt		235.84			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	141402	190		190	32.32		6,141
PRCH	SLAB PORCH - COVERED	141403	628		628	30.91		19,411
PATO	SLAB PORCH - OPEN	141404	13x9		117	14.19		1,660
PATO	SLAB PORCH - OPEN	141405	6x4		24	14.39		345
GRDT	Garage - Detached	176612	27x20		540	39.93		21,562
GENR	Generator - Residential Standby			1 2019	1	3,808.00		3,808



Rogers

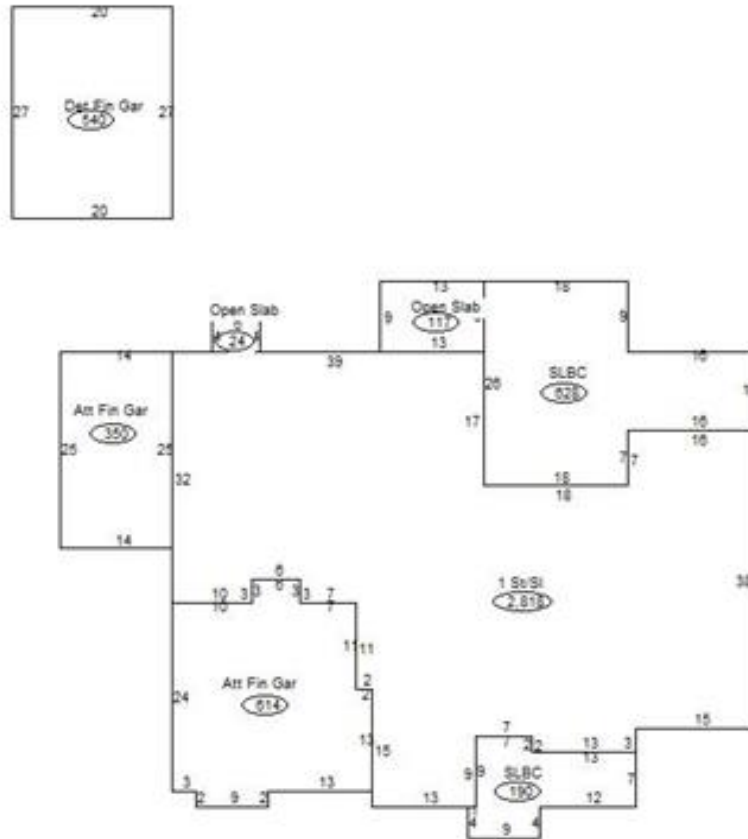
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 Page 3

Sketch Image

660100740



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,818	1.000	2,818
2	G	5		20	Att Fin Gar	350	1.000	350
3	G	5		20	Att Fin Gar	614	1.000	614
4	M	PRCH		20	SLBC	190	1.000	190
5	M	PRCH		20	SLBC	628	1.000	628
6	M	PATO		20	Open Slab	117	1.000	117
7	M	PATO		20	Open Slab	24	1.000	24
8	G	6		20	Det Fin Gar	540	1.000	540
Total Building Area						2,818		2,818



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 Page 4

660100740

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (3,100.00 x 1) 3,100			3,100	961	2,139
	PRCH	SLAB PORCH - COVERED	16x12x8	Concrete	Composition Shingle	192
	Qual 4	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ 0% Func)	RCNLD
	Base Cost (32.30 x 192) 6,202			6,202	1,675	4,527
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		406
	Qual 4	Cond 4	Year 2019	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (57.95 x 406) 23,528			23,528	4,941	18,587