



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:31
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Assessment Data					Primary Image																																																																												
Account 660100741 Parcel ID 00000000-00200248-002-0004 Cadastral ID 01-20-14-03400 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349518 JOHNSON, ROBERT L & LISA L 18761 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18761 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0004 / 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: 36.24557192 -95.76473714																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5235		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,803.00 x 5.28 = 120,447		
Factor Value			
Adjustments	1.0000		
Lot Value	120,447		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	3,555 / 3,555
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,555
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	851 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	524,638	147.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	629,170 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	518,750		
Lot Value	120,447		
Indicated Value	639,197	179.80	Per SqFt
Agland Value			
Site Improvements	14,368		
Total Value	653,565	183.84	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.19	Total Misc Impr	+ 31,839
Roofing Adj	+ 5.53	Garage Cost	+ 48,430
Subfloor Adj	+ -4.30	Total RCN	= 529,337
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 10,587
Plumbing Adj	+ 6.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 518,750
Adj Base Cost	= 126.32	Lot Value	+ 120,447
Total Area	x 3,555	Indicated Value	= 639,197
Adjusted Cost	= 449,068	Value Per SqFt	179.80

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
SHLT	AG- INSIDE HOME	0		1	2021	0.00		
PRCH	Slab Porch - Covered	151833	135		135	32.66		4,409
PRCH	Slab Porch - Covered	151834	12x4		48	33.04		1,586
PRCH	Slab Porch - Covered	151835	600		600	31.00		18,600



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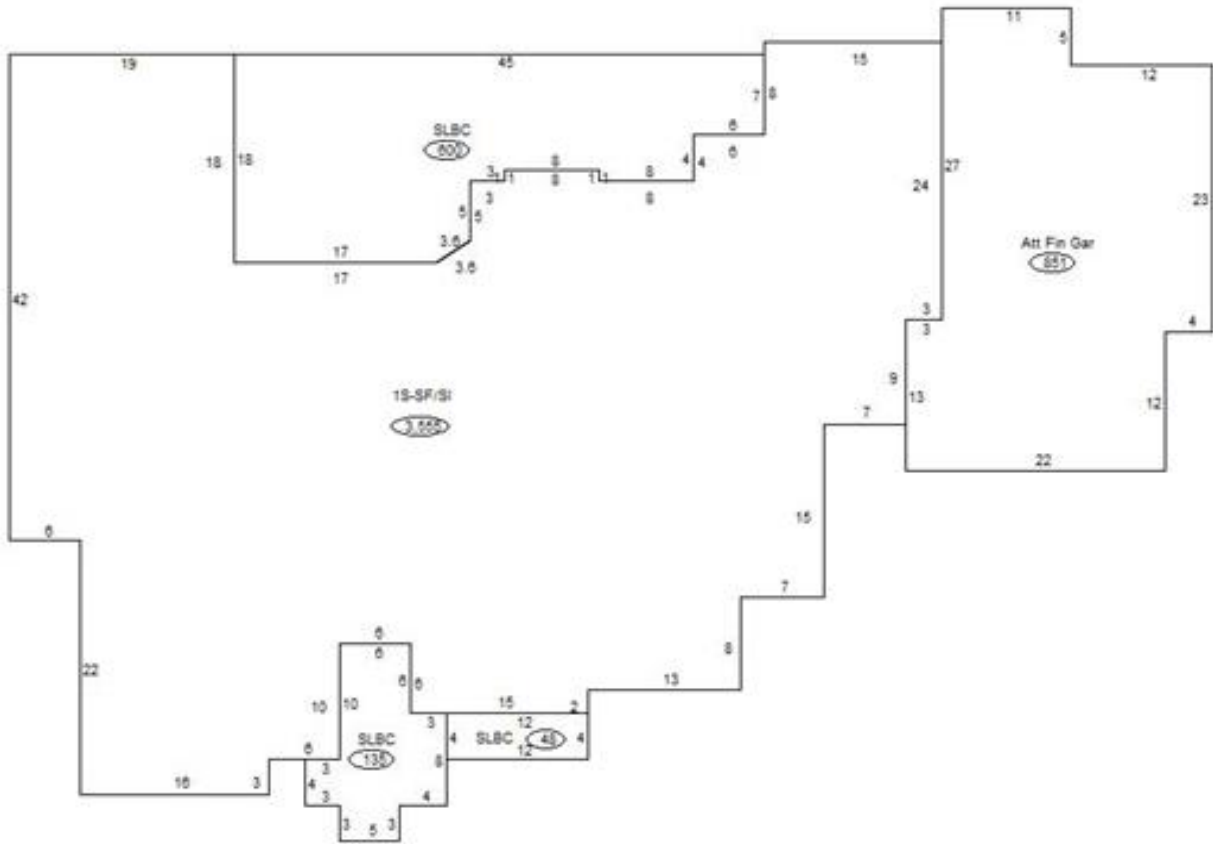
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Sketch Image

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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	3,555	1.000	3,555
2	G	5		13	Att Fin Gar	851	1.000	851
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						3,555		3,555



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		286
	Qual	4	Cond 4	Year	Eff Age	3
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (59.10 x 286)	16,903	16,903	2,535	14,368