




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:39
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Assessment Data					Primary Image																																																																												
Account 660100745 Parcel ID 00000000-00200248-002-0008 Cadastral ID 01-20-14-03440 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345693 FENTON, DAVID JOSEPH JR & MICHELE LOIS 18845 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18845 E RED FOX TRL Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0008 / 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_004! 7/14/2021</p>																																																																												
Legal Description Lat/Long: 36.24458004 -95.76334389 LOT 8 BLOCK 2 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	0.5492	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	23,922.00 x 5.14 = 123,021	
Factor Value		
Adjustments	1.3179	
Lot Value	162,125	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,232 / 4,303
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,232
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	797 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	775,674	180.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	735,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.69	Total Misc Impr	+ 33,424
Roofing Adj	+ 5.18	Garage Cost	+ 65,226
Subfloor Adj	+ -4.88	Total RCN	= 708,772
Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 14,175
Plumbing Adj	+ 8.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 694,597
Adj Base Cost	= 141.79	Lot Value	+ 162,125
Total Area	x 4,303	Indicated Value	= 856,722
Adjusted Cost	= 610,122	Value Per SqFt	199.10

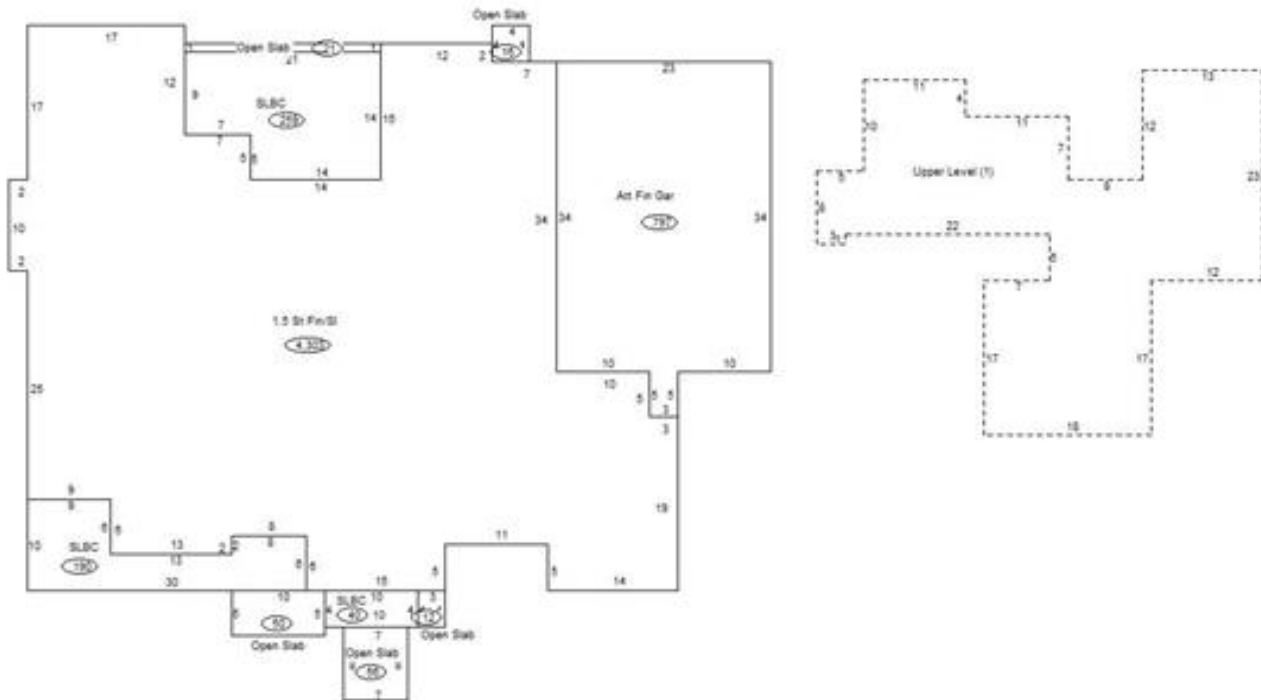
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	694,597		
Lot Value	162,125		
Indicated Value	856,722	199.10	Per SqFt
Agland Value			
Site Improvements	41,177		
Total Value	897,899	208.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	146532		190	190	44.78		8,508
PRCH	SLAB PORCH - COVERED	146533		259	259	44.45		11,513
PATO	SLAB PORCH - OPEN	146534	21x1		21	17.04		358
PATO	SLAB PORCH - OPEN	146535	4x4		16	17.04		273
PATO	SLAB PORCH - OPEN	146536	4x3		12	17.04		204
PRCH	SLAB PORCH - COVERED	146537	10x4		40	45.85		1,834
PATO	SLAB PORCH - OPEN	146538	10x5		50	17.04		852
PATO	SLAB PORCH - OPEN	146539	8x7		56	17.04		954



Sketch Image

660100745



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	3,232	1.331	4,303
2	U	^UL		13	Upper Level (1)	1,071	1.000	1,071
3	G	5		13	Att Fin Gar	797	1.000	797
4	M	PRCH		13	SLBC	190	1.000	190
5	M	PRCH		13	SLBC	259	1.000	259
6	M	PATO		13	Open Slab	21	1.000	21
7	M	PATO		13	Open Slab	16	1.000	16
8	M	PATO		13	Open Slab	12	1.000	12
9	M	PRCH		13	SLBC	40	1.000	40
10	M	PATO		13	Open Slab	50	1.000	50
11	M	PATO		13	Open Slab	56	1.000	56
Total Building Area						3,232		4,303



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	18x40x0	Concrete		720
	Qual	5	Cond 5	Year	2025	Eff Age 0
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (57.19 x 720)	41,177		41,177	41,177