




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 660100750 Parcel ID 00000000-00200248-002-0013 Cadastral ID 01-20-14-03490 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348560 JENKINS, CHRISTOPHER & ANGELA 19021 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 19021 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0013 / 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_006: 7/14/2021</p>				
Legal Description Lat/Long: 36.24309822 -95.76202218 LOT 13 BLOCK 2 DEER RUN AT STONE CANYON PHASE II									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19 000116	R20- NEW 3425 SQ FT SFR	04/2019	11/2019	339,659
					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	GARY, DEREK & KATHLEEN	10/17/2025	738,000	YES
					/	PHOENIX, DONALD III &	09/15/2021	630,000	YES
					/	ASHER HOMES LLC	11/08/2019	595,000	YES
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/03/2019	76,500	17
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	185,522	185,522	11%	20,407	Assessed	81,180	7,952.39
Year Frozen		Improvements	552,480	552,480		60,773	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	738,002	738,002		81,180	Total Taxable	81,180	7,952.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660100750	GARY, DEREK & KATHLEEN			3	646,541	0	71,120	6,967.00
2024	2024-660100750	GARY, DEREK & KATHLEEN			3	672,528	0	72,765	6,991.00
2023	2023-660100750	GARY, DEREK & KATHLEEN			3	630,000	0	69,300	6,494.00
2022	2022-660100750	GARY, DEREK & KATHLEEN			3	630,000	0	69,300	6,789.00
2021	2021-660100750	GARY, DEREK & KATHLEEN			3	596,350	0	65,599	6,346.00
2020	2020-660100750	PHOENIX, DONALD III &			3	596,530	0	65,618	6,339.00
2019	2019-660100750	ASHER HOMES LLC			3	5,691	0	626	61.00
2018	2018-660100750	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	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6117		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,644.00 x 4.85 = 129,281		
Factor Value			
Adjustments	1.4350		
Lot Value	185,522		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,629 / 3,443
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,629
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	854 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	554,077	160.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	682,650		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.28	Total Misc Impr	+ 42,553
Roofing Adj	+ 4.70	Garage Cost	+ 51,812
Subfloor Adj	+ -3.47	Total RCN	= 551,458
Heat/Cool Adj	+ 17.38	Depreciation (3%)	- 16,544
Plumbing Adj	+ 8.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 534,914
Adj Base Cost	= 132.76	Lot Value	+ 185,522
Total Area	x 3,443	Indicated Value	= 720,436
Adjusted Cost	= 457,093	Value Per SqFt	209.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	534,914		
Lot Value	185,522		
Indicated Value	720,436	209.25	Per SqFt
Agland Value			
Site Improvements	17,566		
Total Value	738,002	214.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	143754	35x8		280	35.29		9,881
PRCH	SLAB PORCH - COVERED	143755	32x12		384	34.92		13,409
PATO	SLAB PORCH - OPEN	143756	328		328	11.65		3,821



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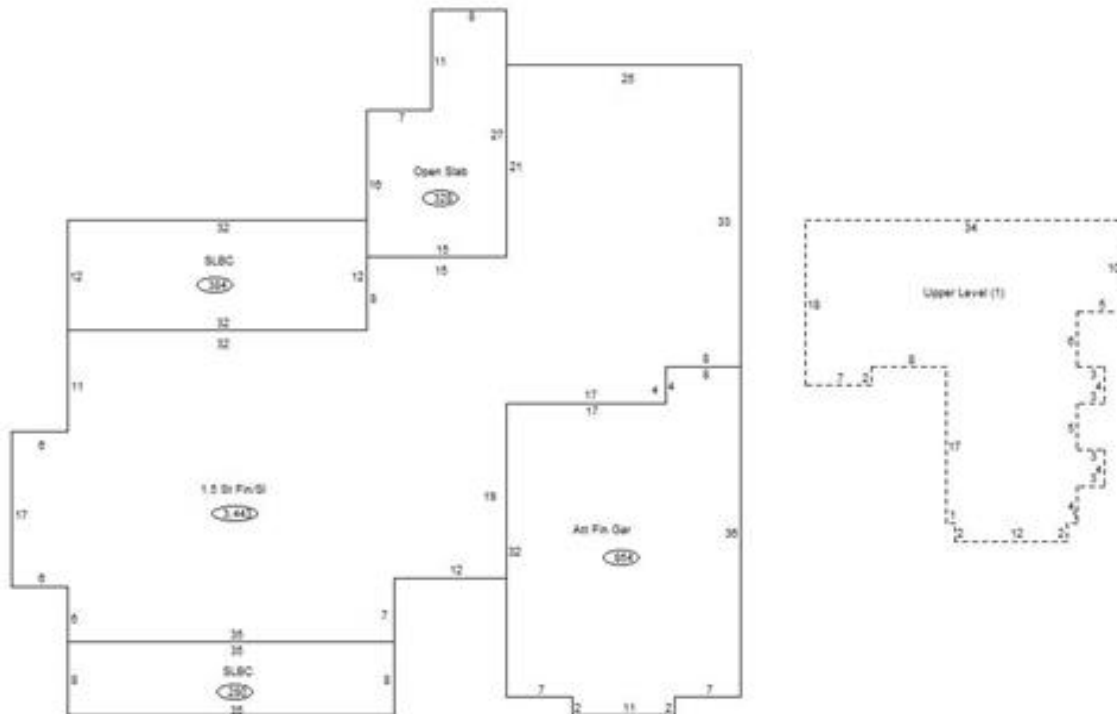
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,629	1.310	3,443
2	U	^UL		13	Upper Level (1)	814	1.000	814
3	G	5		13	Att Fin Gar	854	1.000	854
4	M	PRCH		13	SLBC	280	1.000	280
5	M	PRCH		13	SLBC	384	1.000	384
6	M	PATO		13	Open Slab	328	1.000	328
Total Building Area						2,629		3,443



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		382		
	Qual	4	Cond	4	Year	2019	Eff Age	4
						0		
						0		
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD	
Base Cost (58.21 x 382)		22,236		22,236	4,670	17,566		