



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:53
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Assessment Data					Primary Image																								
Account	660100753				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_007: 7/14/2021</p>																								
Parcel ID	00000000-00200248-003-0003																												
Cadastral ID	01-20-14-03520																												
Property Type	REAL - Real Property																												
Property Class	RRP	VI Area 3																											
Tax Area	3 - OWASSO RURAL/NO FIRE																												
Name ID	330150																												
NAIL, JOHN & LEAH-CO-TRUSTEES																													
NAIL FAMILY TRUST																													
18904 E RED FOX TRAIL OWASSO OK 74055-0000																													
Parcel Location																													
Situs	18904 E RED FOX TRL																												
Subdivision	DEER RUN AT STONE CANYON PHASE II																												
Lot/Block	0003 / 0003	Parcel Size 1 - Lots																											
Sec/Twn/Rng	1 / 20 / 14 / 5																												
Neighborhood	1039 - R-V04, SW OWASSO																												
School District	S021 - OWASSO SCHOOLS																												
Legal Description					Building Permits																								
LOT 3 BLOCK 3 DEER RUN AT STONE CANYON PHASE II					<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>R20 000234</td> <td>R22- NEW 3400 SQ FT SFR</td> <td>06/2020</td> <td>06/2021</td> <td>425,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000234	R22- NEW 3400 SQ FT SFR	06/2020	06/2021	425,000										
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
/	C.A.B.O. DEVELOPMENT COMPANY LI	02/24/2020	73,500	YES																									
Parcel Valuation					Assessment History																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2021	Land Value	121,871	121,871	11%	13,406	Assessed	79,775	7,814.76																				
Year Frozen		Improvements	613,530	603,356		66,369	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																				
TIF Project ID	0	Total Value	735,401	725,227		79,775	Total Taxable	78,775	7,717.00																				
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660100753	NAIL, JOHN & LEAH-CO-TRUSTEES			3	704,104	1000	76,451	7,489.00																				
2024	2024-660100753	NAIL, JOHN & LEAH			3	724,037	1000	77,495	7,445.00																				
2023	2023-660100753	NAIL, JOHN & LEAH			3	697,344	1000	75,208	7,048.00																				
2022	2022-660100753	NAIL, JOHN & LEAH			3	672,625	1000	72,989	7,151.00																				
2021	2021-660100753	NAIL, JOHN & LEAH			3	76,500	0	8,415	814.00																				
2020	2020-660100753	NAIL, JOHN & LEAH			3	5,691	0	626	60.00																				
2019	2019-660100753	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,691	0	626	61.00																				
2018	2018-660100753	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	0.5377		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,422.00 x 5.20 = 121,871		
Factor Value			
Adjustments	1.0000		
Lot Value	121,871		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_007; 7/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,475 / 3,475
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,475
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,402 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	
Adusted R	0.8445		
Indicated Value	596,239	171.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	598,050 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.06	Total Misc Impr	+ 49,450
Roofing Adj	+ 5.93	Garage Cost	+ 85,059
Subfloor Adj	+ -4.28	Total RCN	= 624,067
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 12,481
Plumbing Adj	+ 8.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 611,586
Adj Base Cost	= 140.88	Lot Value	+ 121,871
Total Area	x 3,475	Indicated Value	= 733,457
Adjusted Cost	= 489,558	Value Per SqFt	211.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	611,586		
Lot Value	121,871		
Indicated Value	733,457	211.07	Per SqFt
Agland Value			
Site Improvements	1,944		
Total Value	735,401	211.63	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	1	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PATO	Slab Porch - Open	151037	12x4		48	15.22		731
PRCH	Slab Porch - Covered	151038	754		754	33.67		25,387
PRCH	Slab Porch - Covered	151039	302		302	35.18		10,624



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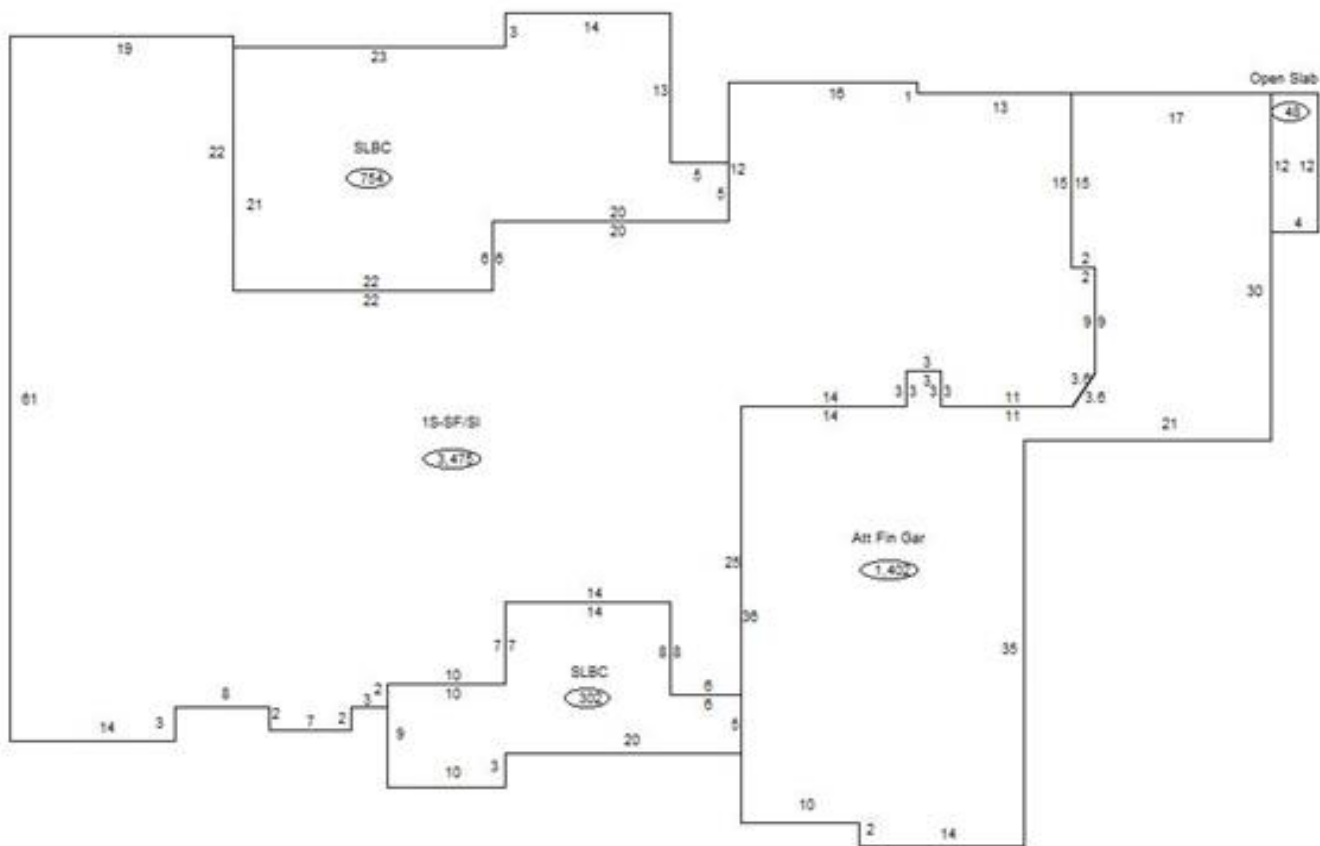
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Sketch Image

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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	3,475	1.000	3,475
2	G	5		13	Att Fin Gar	1,402	1.000	1,402
3	M	PATO		13	Open Slab	48	1.000	48
4	M	PRCH		13	SLBC	754	1.000	754
5	M	PRCH		13	SLBC	302	1.000	302
Total Building Area						3,475		3,475



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1
	Qual 2	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (2,400.00 x 1)		2,400		2,400 456		1,944