




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:34:57
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Assessment Data					Primary Image																																																																												
Account 660100756 Parcel ID 00000000-00200248-003-0006 Cadastral ID 01-20-14-03550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349262 FAJT FAMILY TRUST 18987 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18987 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0006 / 0003 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_007! 7/14/2021</p>																																																																												
Legal Description Lat/Long: 36.24301341 -95.76282730 LOT 6 BLOCK 3 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	0.7139		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	31,095.00 x 4.49 = 139,519		
Factor Value			
Adjustments	1.4879		
Lot Value	207,590		



\\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 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,736 / 3,327
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,736
Fixture/RghIn	20 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	1,003 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	528,416	158.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	543,720 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	490,443		
Lot Value	207,590		
Indicated Value	698,033	209.81	Per SqFt
Agland Value			
Site Improvements	29,690		
Total Value	727,723	218.73	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.72	Total Misc Impr	+ 20,112
Roofing Adj	+ 4.71	Garage Cost	+ 57,081
Subfloor Adj	+ -3.65	Total RCN	= 505,611
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 15,168
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 490,443
Adj Base Cost	= 128.77	Lot Value	+ 207,590
Total Area	x 3,327	Indicated Value	= 698,033
Adjusted Cost	= 428,418	Value Per SqFt	209.81

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
PRCH	SLAB PORCH - COVERED	148171		368	368	31.73		11,677
PRCH	SLAB PORCH - COVERED	148172		6x6	36	33.08		1,191



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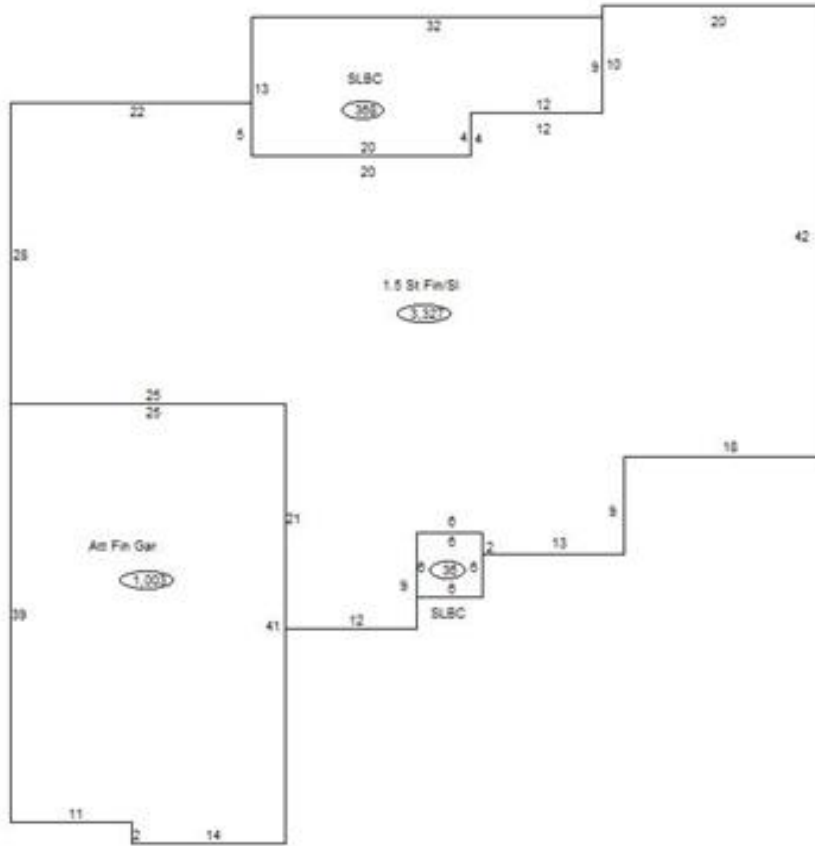
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Sketch Image

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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	2,736	1.216	3,327
2	G	5		13	Att Fin Gar	1,003	1.000	1,003
3	M	PRCH		13	SLBC	368	1.000	368
4	M	PRCH		13	SLBC	36	1.000	36
5	U	^UL		13	Upper Level (1)	591	1.000	591
Total Building Area						2,736		3,327



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	30x15x0	Concrete		450
	Qual	6	Cond 6	Year	2024	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (69.45 x 450)	31,253	31,253	1,563	29,690