




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:35:01
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Assessment Data					Primary Image														
Account 660100758 Parcel ID 00000000-00200248-003-0008 Cadastral ID 01-20-14-03570 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331423 GRAHAM, JAMES A & KRISTI C REVOCABLE LIVING TRUST 18927 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18927 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0008 / 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_0071 7/14/2021</p>														
Legal Description Lat/Long: 36.24326611 -95.76377462																			
LOT 8 BLOCK 3 DEER RUN AT STONE CANYON PHASE II					Building Permits <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>R19 000185</td> <td>R21- NEW 2755 SQ FT SFR</td> <td>05/2019</td> <td>08/2020</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000185	R21- NEW 2755 SQ FT SFR	05/2019	08/2020	225,000
Number	Description	Opened	Closed	Amount															
R19 000185	R21- NEW 2755 SQ FT SFR	05/2019	08/2020	225,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	07/24/2020	411,500	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/30/2019	74,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2021		Land Value	125,868	112,146	11%	12,336	Assessed	55,586 5,445.20										
Year Frozen			Improvements	408,316	393,182		43,250	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	534,184	505,328		55,586	Total Taxable	54,586 5,347.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660100758	GRAHAM, JAMES A & KRISTI C			3	507,598	1000	52,967	5,189.00										
2024	2024-660100758	GRAHAM, JAMES A & KRISTI C			3	553,156	1000	51,396	4,938.00										
2023	2023-660100758	GRAHAM, JAMES A & KRISTI C			3	479,844	1000	49,869	4,673.00										
2022	2022-660100758	GRAHAM, JAMES & KRISTI			3	453,628	1000	48,388	4,741.00										
2021	2021-660100758	GRAHAM, JAMES & KRISTI			3	435,902	1000	46,949	4,542.00										
2020	2020-660100758	GRAHAM, JAMES & KRISTI			3	76,500	0	8,415	813.00										
2019	2019-660100758	EXECUTIVE HOMES LLC			3	5,691	0	626	61.00										
2018	2018-660100758	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	0.5776		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,160.00 x 5.00 = 125,868		
Factor Value			
Adjustments	1.0000		
Lot Value	125,868		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,837 / 2,837
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,837
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	693 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	
Adjusted R	0.8445		
Indicated Value	388,119	136.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	504,930 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.38	Total Misc Impr	+ 18,008
Roofing Adj	+ 5.06	Garage Cost	+ 32,509
Subfloor Adj	+ -3.22	Total RCN	= 420,944
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 12,628
Plumbing Adj	+ 7.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 408,316
Adj Base Cost	= 130.57	Lot Value	+ 125,868
Total Area	x 2,837	Indicated Value	= 534,184
Adjusted Cost	= 370,427	Value Per SqFt	188.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	408,316		
Lot Value	125,868		
Indicated Value	534,184	188.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	534,184	188.29	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	146467		366	366	28.26		10,343
PRCH	SLAB PORCH - COVERED	146700		7x6	42	29.40		1,235

