



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660100759				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG_008 7/14/2021</p>				
Parcel ID	00000000-00200248-003-0009								
Cadastral ID	01-20-14-03580								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	344632								
LARANCE, DEREK EAGLE LEE & EMILY ANN									
18907 E CHOKEBERRY ST OWASSO OK 74055-0000									
Parcel Location									
Situs	18907 E CHOKEBERRY ST								
Subdivision	DEER RUN AT STONE CANYON PHASE II								
Lot/Block	0009 / 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 Lat/Long: 36.24355188 -95.76408797									
Building Permits									
LOT 9 BLOCK 3 DEER RUN AT STONE CANYON PHASE II									
Number	Description	Opened	Closed	Amount					
R19 000342	R21- NEW 2715 SQ FT SFR	10/2019	08/2020	215,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	53,989					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WILLIAMS, DEREK & EMILY	11/06/2023	0	4					
/	EXECUTIVE HOMES LLC	08/07/2020	417,500	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	122,926	111,654	11%	12,282	Assessed	53,989 5,288.76	
Year Frozen		Improvements	393,983	379,152		41,707	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	53,989 -5,289.00	
TIF Project ID	0	Total Value	516,909	490,806	53,989	Total Taxable	0	0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100759	LARANCE, DEREK EAGLE LEE &	3	491,035	52416		.00		
2024	2024-660100759	LARANCE, DEREK EAGLE LEE &	3	507,934	50890		.00		
2023	2023-660100759	WILLIAMS, DEREK & EMILY	3	466,512	49408		.00		
2022	2022-660100759	WILLIAMS, DEREK & EMILY	3	440,378	47968		.00		
2021	2021-660100759	WILLIAMS, DEREK & EMILY	3	423,376	46571		.00		
2020	2020-660100759	WILLIAMS, DEREK & EMILY	3	76,500	0	8,415	813.00		
2019	2019-660100759	EXECUTIVE HOMES LLC	3	5,691	0	626	61.00		
2018	2018-660100759	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	0.5482		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,881.00 x 5.15 = 122,926		
Factor Value			
Adjustments	1.0000		
Lot Value	122,926		



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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	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,691 / 2,691
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,691
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	
Adusted R	0.8445		
Indicated Value	375,579	139.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	505,230		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.83	Total Misc Impr	+ 17,290
Roofing Adj	+ 5.11	Garage Cost	+ 32,509
Subfloor Adj	+ -3.29	Total RCN	= 406,168
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 12,185
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 393,983
Adj Base Cost	= 132.43	Lot Value	+ 122,926
Total Area	x 2,691	Indicated Value	= 516,909
Adjusted Cost	= 356,369	Value Per SqFt	192.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	393,983		
Lot Value	122,926		
Indicated Value	516,909	192.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	516,909	192.09	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	146470	21x14		294	28.49		8,376
PRCH	SLAB PORCH - COVERED	146471	8x7		56	29.35		1,644
PATO	SLAB PORCH - OPEN	146472	13x5		65	12.93		840



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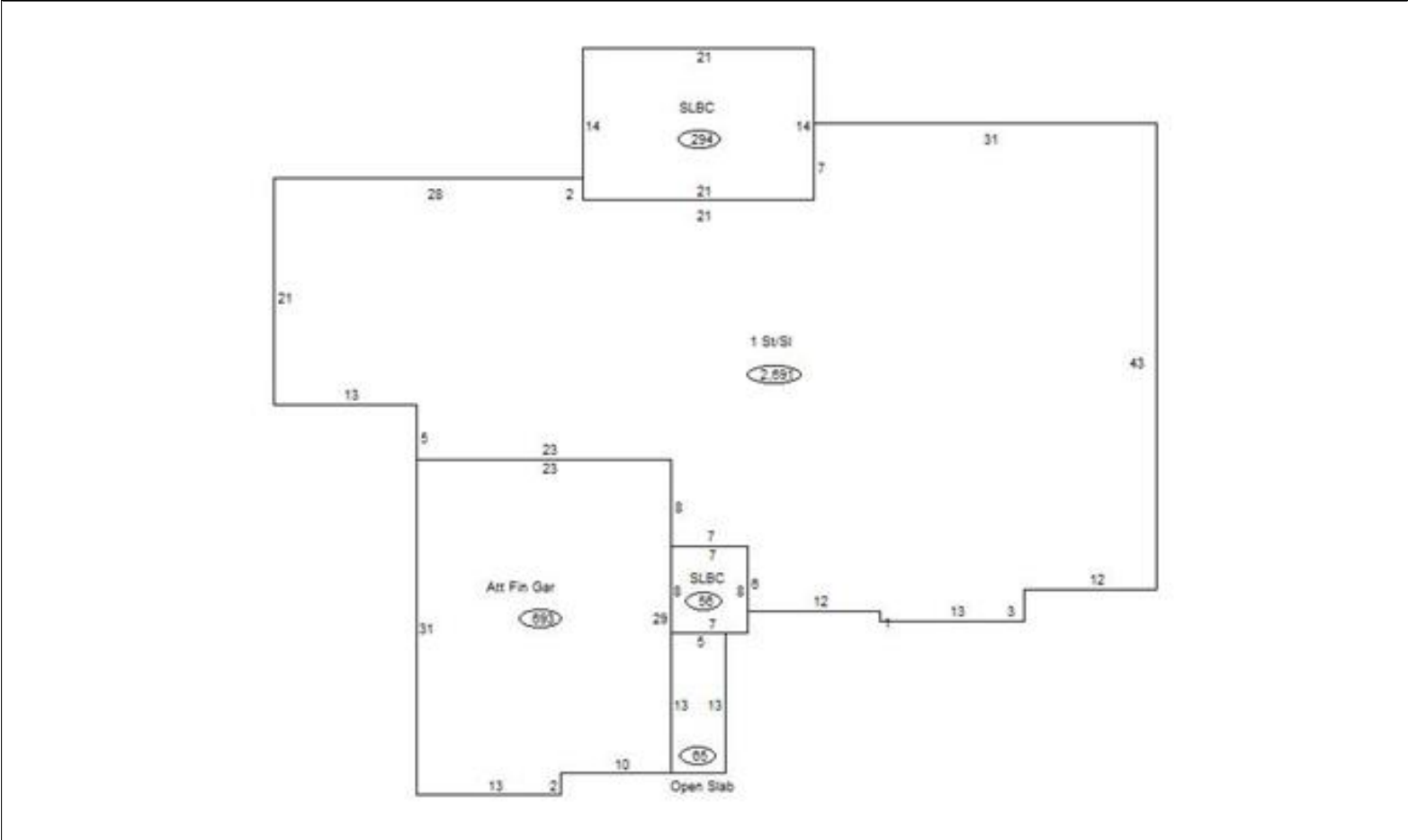
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Sketch Image

660100759



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,691	1.000	2,691
2	G	5		13	Att Fin Gar	693	1.000	693
3	M	PRCH		13	SLBC	294	1.000	294
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PATO		13	Open Slab	65	1.000	65
Total Building Area						2,691		2,691