




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:35:04
Page 1

Assessment Data					Primary Image																																																																												
Account 660100760 Parcel ID 00000000-00200248-003-0010 Cadastral ID 01-20-14-03590 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331208 OREWILER, SCOTT & ASHLEY 18885 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18885 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0010 / 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_008 7/14/2021</p>																																																																												
Legal Description Lat/Long: 36.24382495 -95.76437373 LOT 10 BLOCK 3 DEER RUN AT STONE CANYON PHASE II																																																																																	
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5518	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	24,035.00 x 5.13 = 123,281	
Factor Value		
Adjustments	1.0000	
Lot Value	123,281	

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	2,519 / 3,168
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,519
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	772 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	462,475	145.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	518,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	452,307		
Lot Value	123,281		
Indicated Value	575,588	181.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	575,588	181.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.31	Total Misc Impr	+	21,482			
Roofing Adj	+ 4.62	Garage Cost	+	43,935			
Subfloor Adj	+ -3.65	Total RCN	=	466,296			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	13,989			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	452,307			
Adj Base Cost	= 126.54	Lot Value	+	123,281			
Total Area	x 3,168	Indicated Value	=	575,588			
Adjusted Cost	= 400,879	Value Per SqFt		181.69			

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	146517		381	381	31.68		12,070
PRCH	SLAB PORCH - COVERED	146518		46	46	33.05		1,520
PATO	SLAB PORCH - OPEN	146519		9x5	45	14.39		648

