



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660100761									
Parcel ID	00000000-00200248-003-0011									
Cadastral ID	01-20-14-03600									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	335647									
BEARD, PAMELA R & E R										
LIVING TRUST										
18847 E CHOKEBERRY ST OWASSO OK 74055-0000										
Parcel Location				\\tsclient\Z\BUFFY\BUFFY NEW CONST\09272021\IMG_0009.JPG 9/27/2021						
Situs	18847 E CHOKEBERRY ST									
Subdivision	DEER RUN AT STONE CANYON PHASE II									
Lot/Block	0011 / 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: 36.24417473 -95.76475973				Building Permits						
LOT 11 BLOCK 3 DEER RUN AT STONE CANYON PHASE II				Number	Description	Opened	Closed	Amount		
				R22 66	R23 NEW POOL	08/2022	01/2024	85,000		
				R21 000019	R22- NEW 2946 SQ FT SFR	01/2021	09/2021	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	08/30/2021	519,500	YES	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	08/26/2020	370,500	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022	Land Value	119,637	115,994	11%	12,759	Assessed	66,996	6,562.93	
Year Frozen		Improvements	554,318	493,063		54,237	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	673,955	609,057		66,996	Total Taxable	65,996	6,465.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100761	BEARD, PAMELA R & E R			3	644,742	1000	64,046	6,274.00	
2024	2024-660100761	BEARD, PAMELA R & E R			3	662,201	1000	62,150	5,971.00	
2023	2023-660100761	BEARD, PAMELA R & E R			3	519,500	1000	56,145	5,261.00	
2022	2022-660100761	BEARD, PAMELA R & E R			3	519,500	1000	56,145	5,501.00	
2021	2021-660100761	BEARD, ERNEST R &			3	76,500	0	8,415	814.00	
2020	2020-660100761	EXECUTIVE HOMES LLC			3	5,691	0	626	60.00	
2019	2019-660100761	C.A.B.O. DEVELOPMENT COMPANY LLC			3	5,691	0	626	61.00	
2018	2018-660100761	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	0.5154		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,451.00 x 5.33 = 119,637		
Factor Value			
Adjustments	1.0000		
Lot Value	119,637		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,238 / 3,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,238
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,190 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	555,179 171.46 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	573,230 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.22	Total Misc Impr	+ 20,365
Roofing Adj	+ 5.60	Garage Cost	+ 67,723
Subfloor Adj	+ -4.31	Total RCN	= 518,969
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 10,379
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 508,590
Adj Base Cost	= 133.07	Lot Value	+ 119,637
Total Area	x 3,238	Indicated Value	= 628,227
Adjusted Cost	= 430,881	Value Per SqFt	194.02

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	508,590
Lot Value	119,637
Indicated Value	628,227 194.02 Per SqFt
Agland Value	
Site Improvements	45,728
Total Value	673,955 208.14 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151923	357		357	31.76		11,338
PRCH	Slab Porch - Covered	151924	54		54	33.02		1,783
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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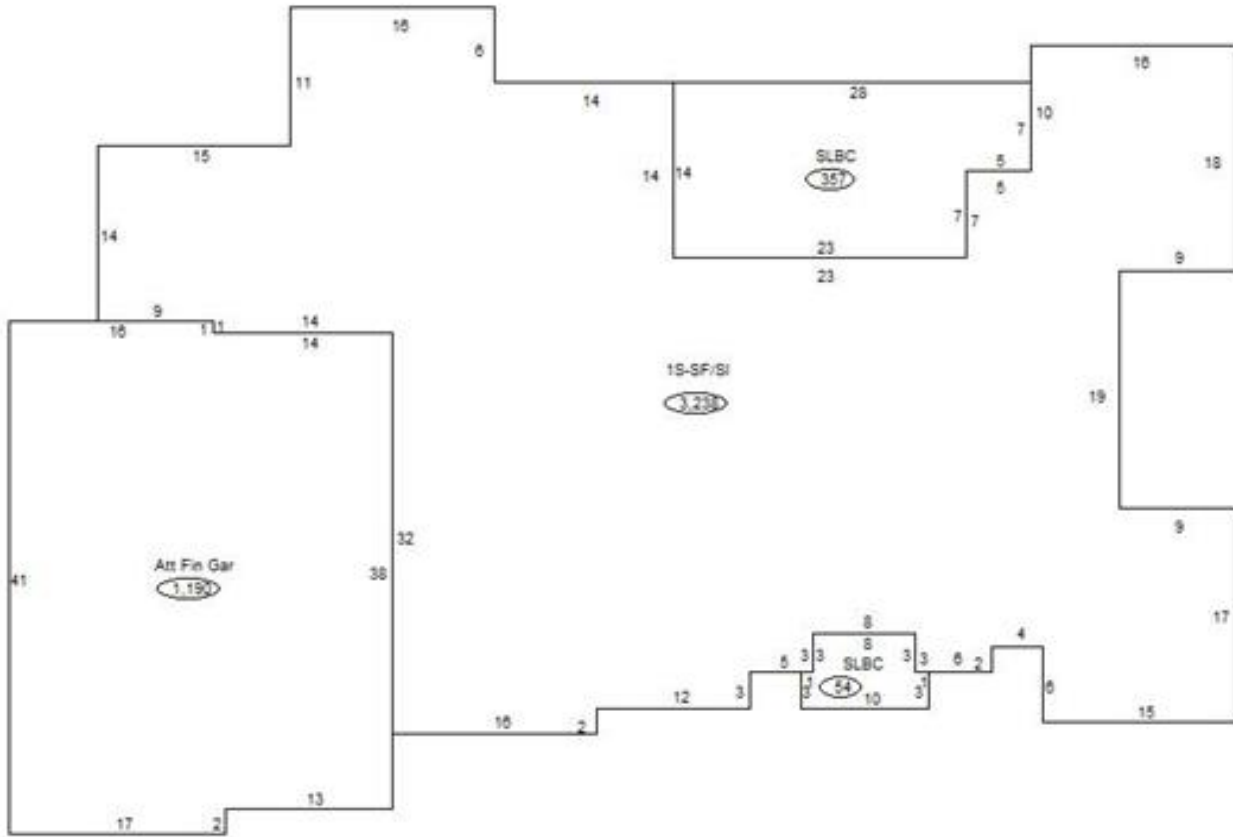
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Sketch Image

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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	3,238	1.000	3,238
2	G	5		13	Att Fin Gar	1,190	1.000	1,190
3	M	PRCH		13	SLBC	357	1.000	357
4	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						3,238		3,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		462	
	Qual	6	Cond 6	Year 2023	Eff Age 1		
				0			
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (69.29 x 462)		32,012		32,012	1,601	30,411	
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1	
	Qual	5	Cond 5	Year 2023	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (6% Phys/ % Func)	RCNLD
	Base Cost (5,778.25 x 1)		5,778		5,778	347	5,431
	PRCH	Slab Porch - Covered	12x19x8	Concrete	Composition Shingle	228	
	Qual	6	Cond 6	Year 2023	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (45.64 x 228)		10,406		10,406	520	9,886