



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:35:25
 Page 1

Assessment Data					Primary Image																																																																												
Account 660100771 Parcel ID 000000000-0000248-004-0006 Cadastral ID 06-20-15-02250 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 346118 GRIFFITH, GUY FRANKLIN IV & CRYSTINA 19041 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 19041 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660100771_002.JPG 10/7/2025</p>																																																																												
Legal Description Lot/Long: 36.24307473 -95.76129339 LOT 6 BLOCK 4 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	0.5177	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,552.00 x 5.32 = 119,870	
Factor Value		
Adjustments	0.9490	
Lot Value	113,757	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,104 / 3,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,104
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	882 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5



660100771_002.JPG 10/7/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	466,024	150.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	533,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	459,491		
Lot Value	113,757		
Indicated Value	573,248	184.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	573,248	184.68	Total Value Per SqFt

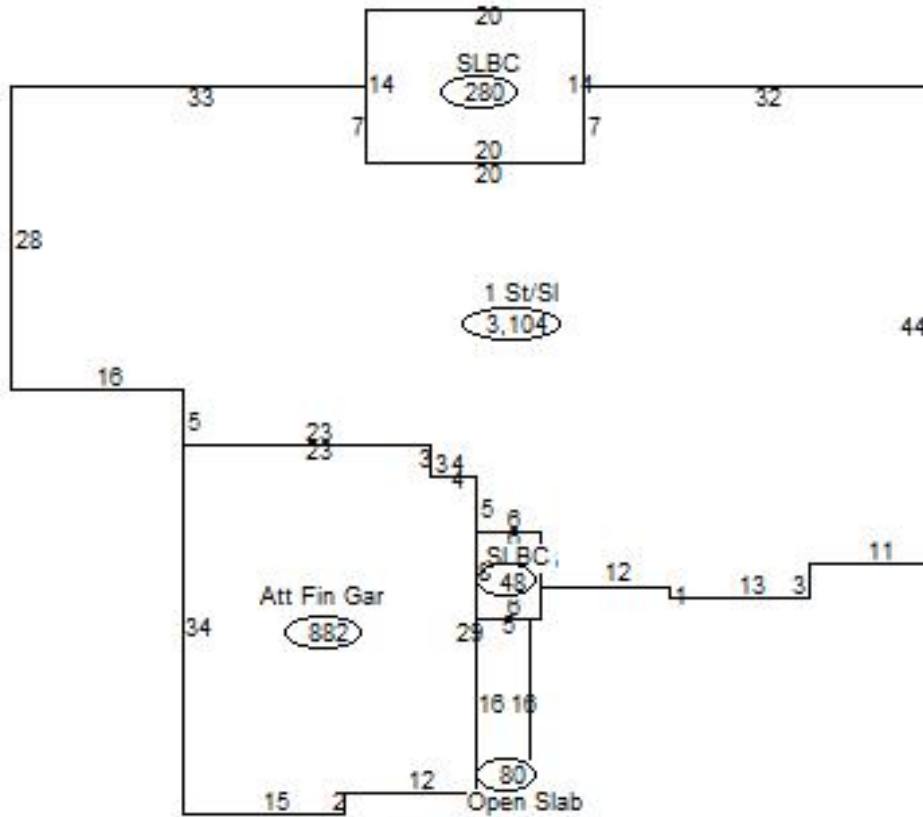
Cost Approach				Manual : 01/2025			
Base Cost	108.96	Total Misc Impr	+	18,941			
Roofing Adj	+ 5.62	Garage Cost	+	50,195			
Subfloor Adj	+ -4.34	Total RCN	=	483,675			
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	24,184			
Plumbing Adj	+ 7.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	459,491			
Adj Base Cost	= 133.55	Lot Value	+	113,757			
Total Area	x 3,104	Indicated Value	=	573,248			
Adjusted Cost	= 414,539	Value Per SqFt		184.68			

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	146459	20x14		280	32.00		8,960
PRCH	SLAB PORCH - COVERED	146460	8x6		48	33.04		1,586
PATO	SLAB PORCH - OPEN	146461	16x5		80	14.39		1,151



Sketch Image

660100771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	25	1 St/Sl	3,104	1.000	3,104
2	G	5		25	Att Fin Gar	882	1.000	882
3	M	PRCH		25	SLBC	280	1.000	280
4	M	PRCH		25	SLBC	48	1.000	48
5	M	PATO		25	Open Slab	80	1.000	80
Total Building Area						3,104		3,104