



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:11:12  
Page 1

Assessment Data					Primary Image																																																				
<b>Account</b> 660104287 <b>Parcel ID</b> 000000-0-0-000365-001-0005 <b>Cadastral ID</b> 36-21-14-03150 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 42 - OWASSO CITY/LIMESTONE FD <b>Name ID</b> 336935 HYLAND, JEFF  19110 E BEECHER CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19110 E BEECHER CT <b>Subdivision</b> HAWTHORNE AT STONE CANYON PHASE I <b>Lot/Block</b> 0005 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																									
<b>Legal Description</b> Lat/Long: 36.25876706 -95.76026544 LOT 5 BLOCK 1 HAWTHORNE AT STONE CANYON PHASE I										<b>Building Permits</b> <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>R21</td> <td>R22- NEW SFR BEING BUILT</td> <td>03/2021</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- NEW SFR BEING BUILT	03/2021	01/2022																																		
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Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4311		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	18,778.00 x 5.70 = 107,035		
Factor Value			
Adjustments	1.0000		
Lot Value	107,035		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,292 / 3,157
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,292
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	762 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	501,984	159.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	516,050 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.48	Total Misc Impr	+ 26,276
Roofing Adj	+ 4.55	Garage Cost	+ 46,231
Subfloor Adj	+ -3.35	Total RCN	= 492,325
Heat/Cool Adj	+ 17.38	Depreciation ( 4%)	- 19,693
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 472,632
Adj Base Cost	= 132.98	Lot Value	+ 107,035
Total Area	x 3,157	Indicated Value	= 579,667
Adjusted Cost	= 419,818	Value Per SqFt	183.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,632		
Lot Value	107,035		
Indicated Value	579,667	183.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	579,667	183.61	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	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	Slab Porch - Covered	152780	19x17		323	35.12		11,344
PRCH	Slab Porch - Covered	152781	61		61	36.46		2,224

