




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:33:36  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105757 <b>Parcel ID</b> 000000-0003-003-0-000-00 <b>Cadastral ID</b> 01-20-14-04160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 347443 PERKINS, RYAN RICHARD & JILLIAN  18323 E DOGWOOD TRL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18323 E DOGWOOD TRL <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0003 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660105757_001.JPG 11/27/2024</p>																																																	
<b>Legal Description</b> Lot/Long: 36.24806296 -95.77280786 LOT 3 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON																																																						
<b>Exemptions</b>					<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>R23 411</td> <td>R25 NEW SFR 4094 SQ FT</td> <td>01/2024</td> <td>11/2024</td> <td>450,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 411	R25 NEW SFR 4094 SQ FT	01/2024	11/2024	450,000																																			
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5315		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	23,154.00 x 4.35 = 100,720		
Factor Value			
Adjustments	3.5055		
Lot Value	353,074		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,906 / 2,906
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,906
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	832 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	708,732	243.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	594,750		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	120.47	Total Misc Impr	+ 27,744
Roofing Adj	+ 6.42	Garage Cost	+ 53,597
Subfloor Adj	+ -4.37	Total RCN	= 511,661
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 5,117
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 506,544
Adj Base Cost	= 148.08	Lot Value	+ 353,074
Total Area	x 2,906	Indicated Value	= 859,618
Adjusted Cost	= 430,320	Value Per SqFt	295.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	506,544		
Lot Value	353,074		
Indicated Value	859,618	295.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	859,618	295.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161654	184		184	36.40		6,698
PRCH	Porch	161655	9x4		36	37.21		1,340
PRCH	Porch	161656	11x5		55	37.15		2,043
PRCH	Porch	161657	280		280	36.00		10,080
FPPF	Fireplace - Prefabricated		1	2024	1	7,583.24		7,583



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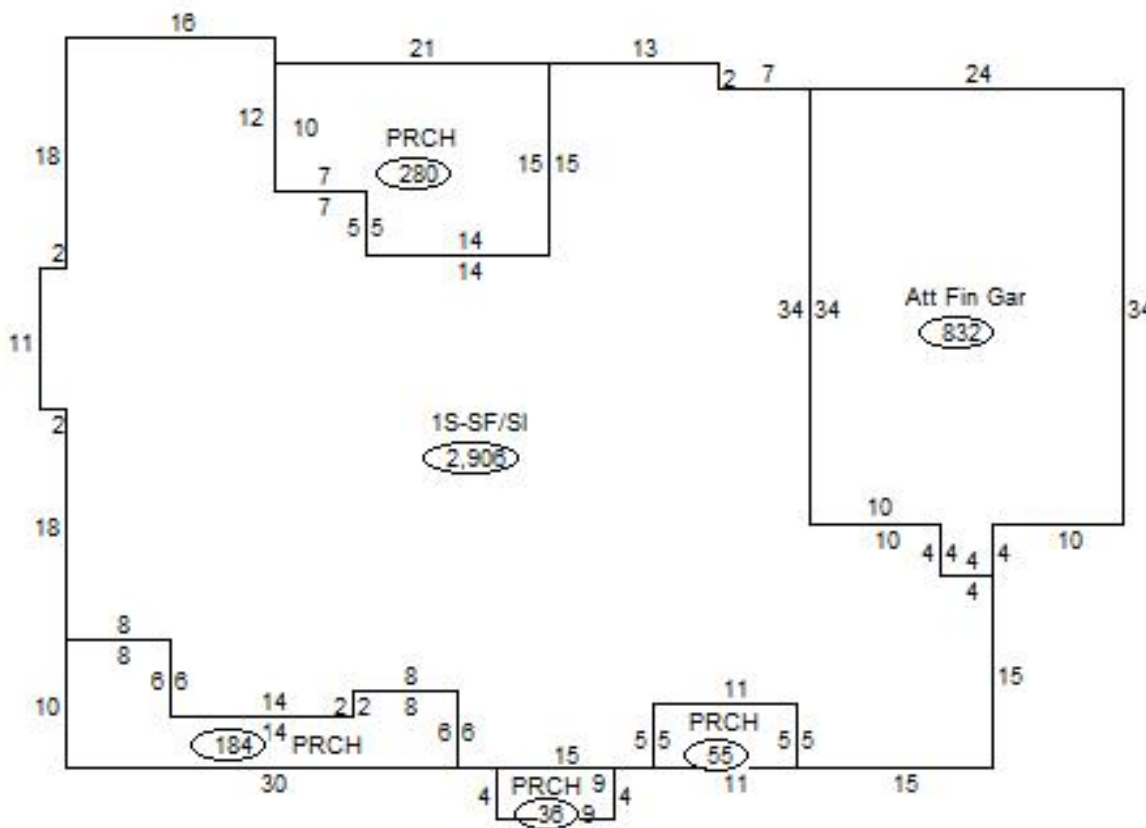
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Sketch Image

660105757



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,906	1.000	2,906
2	G	5		20	Att Fin Gar	832	1.000	832
3	M	PRCH		20	PRCH	184	1.000	184
4	M	PRCH		20	PRCH	36	1.000	36
5	M	PRCH		20	PRCH	55	1.000	55
6	M	PRCH		20	PRCH	280	1.000	280
<b>Total Building Area</b>						<b>2,906</b>		<b>2,906</b>