



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:00
Page 1

Assessment Data					Primary Image																																												
Account 660105770 Parcel ID 000000-0005-001-0-000-00 Cadastral ID 01-20-14-04290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340415 SMITH, ERIN & TRISTAN 18430 E LIMESTONE LN OWASSO OK 74055-0000 Parcel Location Situs 18430 E LIMESTONE LN Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																	
Legal Description Lat/Long: 36.24464154 -95.77128674																																																	
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5753		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,059.00 x 4.35 = 109,007		
Factor Value			
Adjustments	1.2708		
Lot Value	138,523		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,857 / 3,857
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,857
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	945 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	839,697 217.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	919,110 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	724,125
Lot Value	138,523
Indicated Value	862,648 223.66 Per SqFt
Agland Value	
Site Improvements	
Total Value	862,648 223.66 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	125.62	Total Misc Impr	+ 40,602
Roofing Adj	+ 7.29	Garage Cost	+ 95,625
Subfloor Adj	+ -8.45	Total RCN	= 731,439
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 7,314
Plumbing Adj	+ 8.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 724,125
Adj Base Cost	= 154.32	Lot Value	+ 138,523
Total Area	x 3,857	Indicated Value	= 862,648
Adjusted Cost	= 595,212	Value Per SqFt	223.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156660	10x3		30	47.02		1,411
PRCH	Slab Porch - Covered	156661	19x8		152	46.23		7,027
PRCH	Slab Porch - Covered	156662	20x11		220	45.72		10,058
PATO	Slab Porch - Open	156663	15x11		165	17.08		2,818
FPR1	Fireplace - Residential 1 Story			1 2023	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit			1 2023	1	9,630.41		9,630

