



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 660106259 Parcel ID 000000-0002-002-0-000-00 Cadastral ID 01-20-14-04720 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341340 OLIVER, LOLITA 19238 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 19238 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-26\IMG_0002.JPG 6/26/2023</p>																																																																
Legal Description Lat/Long: 36.24098339 -95.76247499 LOT 2 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV																																																																					
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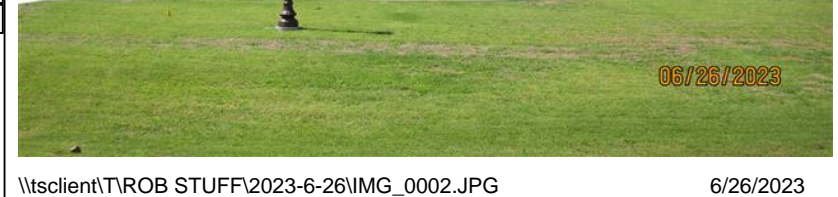
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5241	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,830.00 x 5.28 = 120,509	
Factor Value		
Adjustments	0.9415	
Lot Value	113,459	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,931 / 2,931
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,931
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	821 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	115.45	Total Misc Impr	+ 31,150
Roofing Adj	+ 6.04	Garage Cost	+ 49,810
Subfloor Adj	+ -4.37	Total RCN	= 500,181
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 5,002
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 495,179
Adj Base Cost	= 143.03	Lot Value	+ 113,459
Total Area	x 2,931	Indicated Value	= 608,638
Adjusted Cost	= 419,221	Value Per SqFt	207.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	495,179		
Lot Value	113,459		
Indicated Value	608,638	207.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	608,638	207.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157473	8x7		56	36.48		2,043
PRCH	Slab Porch - Covered	157474	28x13		364	34.99		12,736
GENR	Generator - Residential Standby			1 2023	1	4,242.00		4,242
FPPF	Fireplace - Prefabricated			1 2023	1	7,141.75		7,142
ODFP	Outdoor Fireplace/Firepit			1 2023	1	4,987.18		4,987



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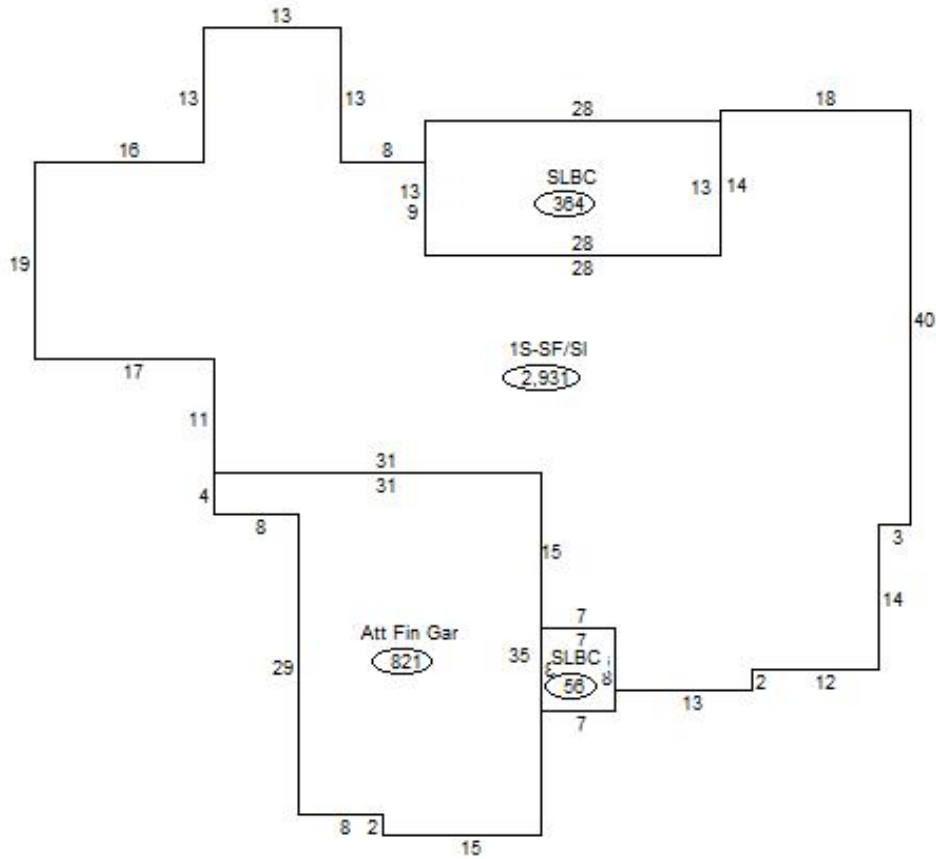
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Sketch Image

660106259



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,931	1.000	2,931
2	G	5		20	Att Fin Gar	821	1.000	821
3	M	PRCH		20	SLBC	56	1.000	56
4	M	PRCH		20	SLBC	364	1.000	364
Total Building Area						2,931		2,931