



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:43:51
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Assessment Data					Primary Image														
Account 660106260 Parcel ID 000000-0002-003-0-000-00 Cadastral ID 01-20-14-04730 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343259 ECKLUND, SCOTT & ROBYN 19184 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 19184 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0003 / 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\2023-9-20\IMG_0001.JPG 9/20/2023</p>														
Legal Description Lat/Long: 36.24096874 -95.76290913																			
LOT 3 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV					Building Permits <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>R22 387</td> <td>R23 NEW SFR 3150 SQ FT</td> <td>09/2022</td> <td>09/2023</td> <td>564,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 387	R23 NEW SFR 3150 SQ FT	09/2022	09/2023	564,000
Number	Description	Opened	Closed	Amount															
R22 387	R23 NEW SFR 3150 SQ FT	09/2022	09/2023	564,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	SELECT HOME BUILDERS LLC	12/08/2023	625,000	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	08/22/2022	90,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	124,337	124,337	11%	Assessed	70,866	6,942.03										
Year Frozen			Improvements	519,904	519,904		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	644,241	644,241	70,866	Total Taxable	70,866	6,942.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106260	ECKLUND, SCOTT & ROBYN			3	613,776	0	67,515	6,614.00										
2024	2024-660106260	ECKLUND, SCOTT & ROBYN			3	635,238	0	69,877	6,713.00										
2023	2023-660106260	SELECT HOME BUILDERS LLC			3	4,470	0	492	46.00										
2022	2022-660106260	SELECT HOME BUILDERS LLC			3	4,470	0	492	48.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.529		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,042.00 x 5.25 = 120,997		
Factor Value			
Adjustments	1.0276		
Lot Value	124,337		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,955 / 2,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,955
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	950 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	519,904		
Lot Value	124,337		
Indicated Value	644,241	218.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	644,241	218.02	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	121.07	Total Misc Impr	+ 19,111
Roofing Adj	+ 6.41	Garage Cost	+ 61,199
Subfloor Adj	+ -4.37	Total RCN	= 525,156
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,252
Plumbing Adj	+ 8.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 519,904
Adj Base Cost	= 150.54	Lot Value	+ 124,337
Total Area	x 2,955	Indicated Value	= 644,241
Adjusted Cost	= 444,846	Value Per SqFt	218.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158151	208		208	36.25		7,540
PRCH	Slab Porch - Covered	158153	108		108	36.93		3,988
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583



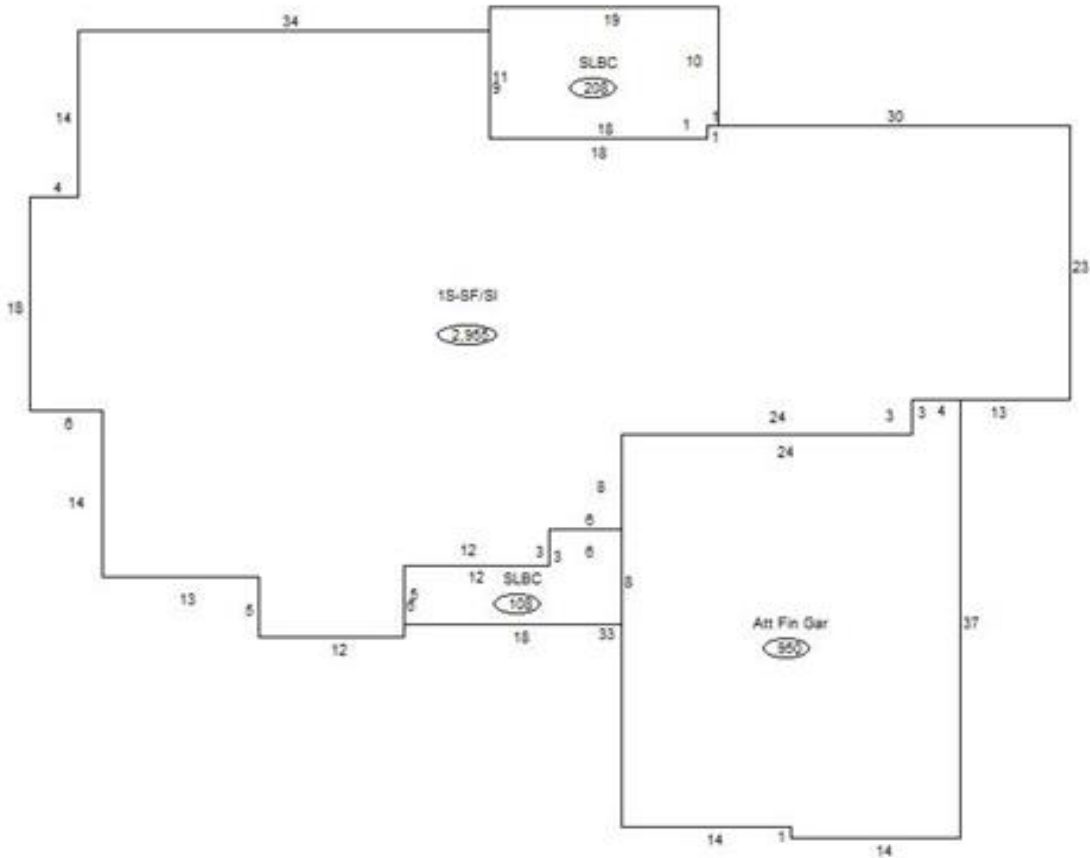
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Sketch Image

660106260



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,955	1.000	2,955
2	M	PRCH		13	SLBC	208	1.000	208
3	G	5		13	Att Fin Gar	950	1.000	950
4	M	PRCH		13	SLBC	108	1.000	108
Total Building Area						2,955		2,955