



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 660106262 Parcel ID 000000-0002-005-0-000-00 Cadastral ID 01-20-14-04750 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342542 GARDNER, SCOTT K & STACIE J 19120 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 19120 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.24094828 -95.76379379 LOT 5 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>R23 021</td> <td>R24 NEW SFR 3242 SQ FT</td> <td>01/2023</td> <td>09/2023</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 021	R24 NEW SFR 3242 SQ FT	01/2023	09/2023	240,000																														
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.522		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,740.00 x 5.29 = 120,302		
Factor Value			
Adjustments	1.3716		
Lot Value	165,000		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,565 / 3,230
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,577
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	796 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	526,342		
Lot Value	165,000		
Indicated Value	691,342	214.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	691,342	214.04	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.76	Total Misc Impr	+	28,213
Roofing Adj	+ 5.21	Garage Cost	+	51,278
Subfloor Adj	+ -3.65	Total RCN	=	531,659
Heat/Cool Adj	+ 18.45	Depreciation (1%)	-	5,317
Plumbing Adj	+ 8.22	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	526,342
Adj Base Cost	= 139.99	Lot Value	+	165,000
Total Area	x 3,230	Indicated Value	=	691,342
Adjusted Cost	= 452,168	Value Per SqFt		214.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158135	21x13		273	36.02		9,833
PATO	Slab Porch - Open	158136	10x9		90	16.05		1,445
PATO	Slab Porch - Open	158137	21x9		189	14.91		2,818
PRCH	Slab Porch - Covered	158138	50		50	37.16		1,858
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583
GENR	Generator - Residential Standby			1	1	4,676.00		4,676



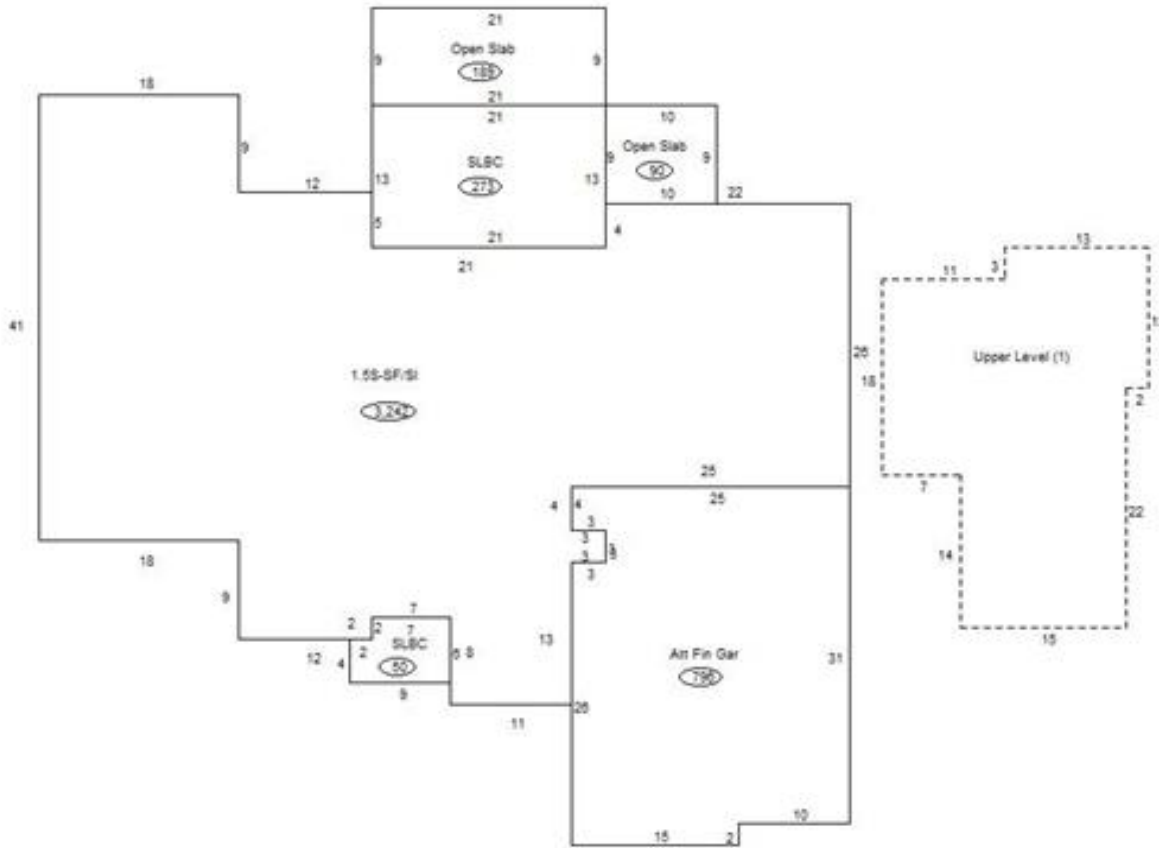
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,577	1.258	3,242
2	U	^UL		13	Upper Level (1)	665	1.000	665
3	G	5		13	Att Fin Gar	796	1.000	796
4	M	PRCH		13	SLBC	273	1.000	273
5	M	PATO		13	Open Slab	90	1.000	90
6	M	PATO		13	Open Slab	189	1.000	189
7	M	PRCH		13	SLBC	50	1.000	50
Total Building Area						2,577		3,242