



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660106263 <b>Parcel ID</b> 000000-0002-006-0-000-00 <b>Cadastral ID</b> 01-20-14-04760 <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> 341676 EDWARDS, JEARELD E JR & TYSEEKE V  19058 E CANYON RIDGE RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19058 E CANYON RIDGE RD <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0006 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-26\IMG_0007.JPG 6/26/2023</p>														
<b>Legal Description</b> Lat/Long: 36.24097020 -95.76440788																			
LOT 6 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV					<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>R22 074</td> <td>R23 NEW SFR 5436 SQ FT</td> <td>03/2022</td> <td>06/2023</td> <td>940,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 074	R23 NEW SFR 5436 SQ FT	03/2022	06/2023	940,000
Number	Description	Opened	Closed	Amount															
R22 074	R23 NEW SFR 5436 SQ FT	03/2022	06/2023	940,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HV	Veteran	Yes	999,999	93,920	/	NEW IMAGE CUSTOM HOMES LLC	05/31/2023	0	4										
					/	C.A.B.O DEVELOPMENT COMPANY LL	03/24/2022	90,000	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2023		Land Value	131,195	122,884	11%	13,517	<b>Assessed</b>	93,920 9,200.40										
Year Frozen			Improvements	878,117	730,940		80,403	<b>Penalty</b>	0										
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	93,920 -9,200.00										
TIF Project ID	0		<b>Total Value</b>	1,009,312	853,824		93,920	<b>Total Taxable</b>	0 0.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660106263	EDWARDS, JEARELD E JR &			3	959,657	91186		.00										
2024	2024-660106263	EDWARDS, JEARELD E JR &			3	934,016	88529		.00										
2023	2023-660106263	EDWARDS, JEARELD E JR &			3	4,470	0	492	46.00										
2022	2022-660106263	NEW IMAGE CUSTOM HOMES 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	0.6308		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,476.00 x 4.77 = 131,195		
Factor Value			
Adjustments	1.0000		
Lot Value	131,195		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	3,298 / 5,098
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,298
Fixture/RghIn	/
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	1,363 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	871,870		
Lot Value	131,195		
Indicated Value	1,003,065	196.76	Per SqFt
Agland Value			
Site Improvements	6,247		
Total Value	1,009,312	197.98	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	107.99	Total Misc Impr	+	77,330
Roofing Adj	+ 4.45	Garage Cost	+	111,548
Subfloor Adj	+ -4.19	Total RCN	=	880,677
Heat/Cool Adj	+ 20.10	Depreciation ( 1%)	-	8,807
Plumbing Adj	+ 7.35	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	871,870
Adj Base Cost	= 135.70	Lot Value	+	131,195
Total Area	x 5,098	Indicated Value	=	1,003,065
Adjusted Cost	= 691,799	Value Per SqFt		196.76

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		2023	1	0.00		
FPPF	Fireplace - Prefabricated	0		2023	1	8,258.46		8,258
ODRK	Outdoor Kitchen	0		2023	1	8,350.00		8,350
PRCH	Slab Porch - Covered	157484	11x11		121	45.37		5,490
PRCH	Slab Porch - Covered	157485	1095		1,095	41.24		45,158
BALS	Balcony - Steel/Concrete	157486	13x12		156	64.58		10,074





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PERG	Pergola	24x10x8	Concrete		240		
	<b>Qual</b>	3	<b>Cond</b>	3	<b>Year</b>	2024	<b>Eff Age</b>	2

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.00 x 240)	3,600			3,600	144	3,456

	PACN	Paving - Concrete	20x24x0	Concrete		480		
	<b>Qual</b>	4	<b>Cond</b>	4	<b>Year</b>	2023	<b>Eff Age</b>	1

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.12 x 480)	2,938			2,938	147	2,791