




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:02
Page 1

Assessment Data					Primary Image														
Account 660106265 Parcel ID 000000-0002-008-0-000-00 Cadastral ID 01-20-14-04780 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340682 TALLA-NWAFO, ALAIN C 18976 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18976 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0008 / 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\2023-3-20\IMG_0019.JPG 3/20/2023</p>														
Legal Description Lat/Long: 36.24071437 -95.76518777																			
LOT 8 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 145</td> <td>R23 NEW SFR 3725 SQ FT</td> <td>04/2022</td> <td>03/2023</td> <td>265,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 145	R23 NEW SFR 3725 SQ FT	04/2022	03/2023	265,000
Number	Description	Opened	Closed	Amount															
R22 145	R23 NEW SFR 3725 SQ FT	04/2022	03/2023	265,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	ASHER HOMES LLC	01/24/2023	699,000	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/15/2022	92,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	131,533	131,533	11%	14,469	Assessed	77,767										
Year Frozen			Improvements	587,676	575,435		63,298	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	719,209	706,968		77,767	Total Taxable	76,767										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106265	TALLA-NWAFO, ALAIN C			3	686,377	1000	74,502	7,298.00										
2024	2024-660106265	TALLA-NWAFO, ALAIN C			3	725,985	1000	78,859	7,576.00										
2023	2023-660106265	TALLA-NWAFO, ALAIN C			3	4,470	0	492	46.00										
2022	2022-660106265	ASHER HOMES LLC			3	4,470	0	492	48.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:02
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6325		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,552.00 x 4.77 = 131,370		
Factor Value			
Adjustments	1.0012		
Lot Value	131,533		



\\tsclient\T\ROB STUFF\2023-3-20\IMG_0019.JPG

3/20/2023

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	100% Frame, Stucco
Base/Total Area	2,961 / 3,860
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,961
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	822 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	587,676		
Lot Value	131,533		
Indicated Value	719,209	186.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	719,209	186.32	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.41	Total Misc Impr	+ 18,337
Roofing Adj	+ 4.91	Garage Cost	+ 52,953
Subfloor Adj	+ -3.35	Total RCN	= 589,804
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,898
Plumbing Adj	+ 9.91	Lump Sums	+ 3,770
Basement Adj	+ 0.00	RCNLD	= 587,676
Adj Base Cost	= 134.33	Lot Value	+ 131,533
Total Area	x 3,860	Indicated Value	= 719,209
Adjusted Cost	= 518,514	Value Per SqFt	186.32

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,583.24		7,583
PRCH	Slab Porch - Covered	156605	9x4		36	37.21		1,340
PRCH	Porch	156606	29x9		261	36.07		9,414
BALW	Balcony - Wood	156607	12x8		96	39.27		3,770



Rogers

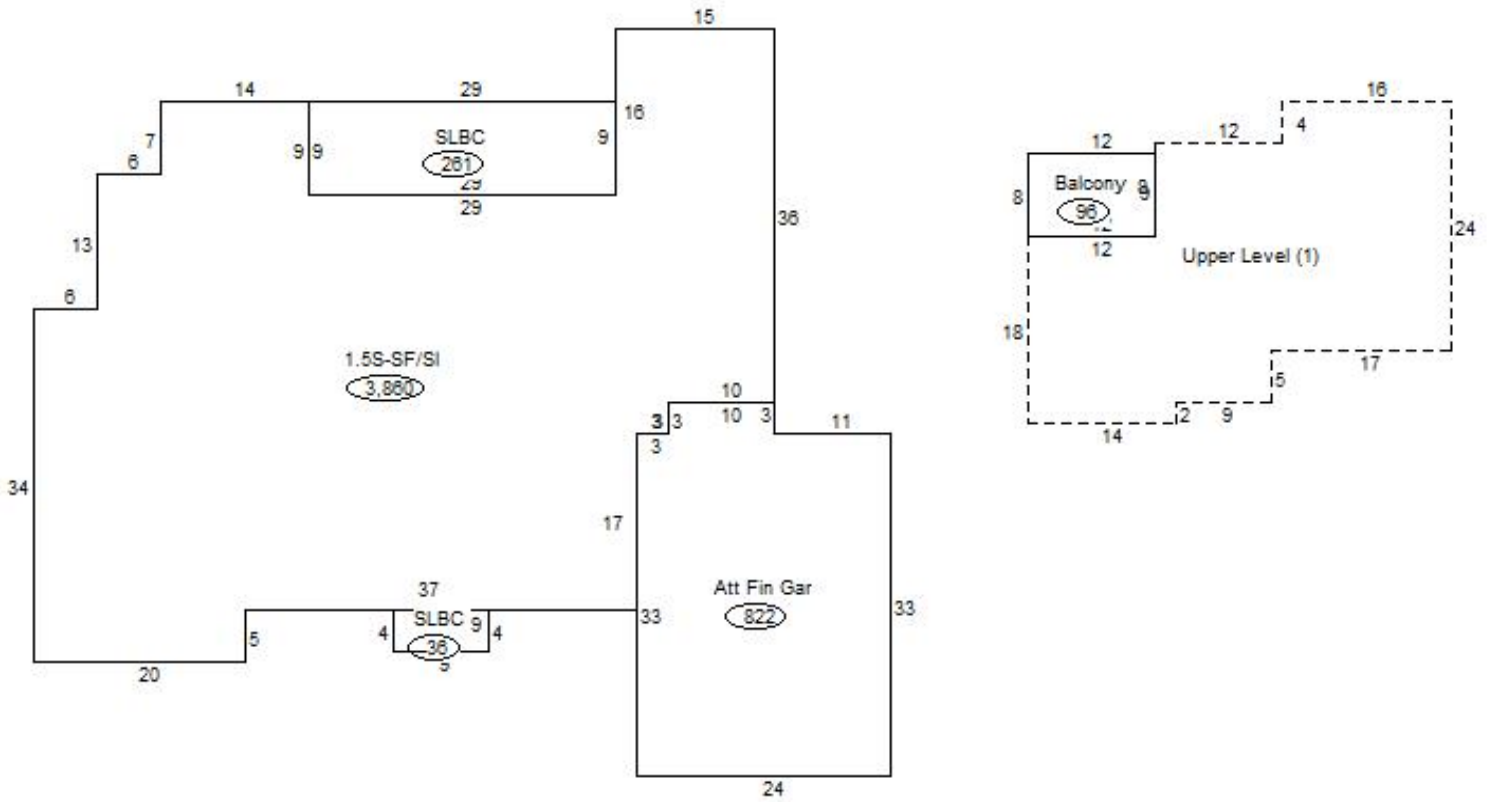
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:44:02
 Page 3

Sketch Image

660106265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,961	1.304	3,860
2	U	^UL		20	Upper Level (1)	899	1.000	899
3	G	5		20	Att Fin Gar	822	1.000	822
4	M	PRCH		20	SLBC	36	1.000	36
5	M	PRCH		20	SLBC	261	1.000	261
6	M	BALW		20	Balcony	96	1.000	96
Total Building Area						2,961		3,860