




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 660106266 Parcel ID 000000-0002-009-0-000-00 Cadastral ID 01-20-14-04790 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340712 DESHAZER, DARRIN & BAILEY 18934 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18934 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0009 / 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\2023-3-22\IMG_0003.JPG 3/22/2023</p>																			
Legal Description Lat/Long: 36.24040295 -95.76564738																								
LOT 9 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 083</td> <td>R24 NEW POOL</td> <td>12/2023</td> <td>05/2024</td> <td>75,000</td> </tr> <tr> <td>R22</td> <td>R23- NEW ADDRESS</td> <td>02/2022</td> <td>03/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 083	R24 NEW POOL	12/2023	05/2024	75,000	R22	R23- NEW ADDRESS	02/2022	03/2023	
Number	Description	Opened	Closed	Amount																				
R23 083	R24 NEW POOL	12/2023	05/2024	75,000																				
R22	R23- NEW ADDRESS	02/2022	03/2023																					
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	01/30/2023	625,000	YES															
					/	C.A.B.O DEVELOPMENT COMPANY LL	03/15/2022	812,500	WB															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2024		Land Value	90,005	90,005	11%	9,901	Assessed	74,015 7,250.51															
Year Frozen			Improvements	593,279	582,857		64,114	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00															
TIF Project ID	0		Total Value	683,284	672,862		74,015	Total Taxable	73,015 7,153.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660106266	DESHAZER, DARRIN & BAILEY			3	653,265	1000	70,860	6,941.00															
2024	2024-660106266	DESHAZER, DARRIN & BAILEY			3	686,775	1000	74,545	7,162.00															
2023	2023-660106266	DESHAZER, DARRIN & BAILEY			3	4,470	0	492	46.00															
2022	2022-660106266	EXECUTIVE 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	0.5968		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,997.00 x 4.92 = 127,793		
Factor Value			
Adjustments	0.7043		
Lot Value	90,005		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,715 / 3,934
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,715
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	894 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	

Cost Approach		Manual : 01/2025	
Base Cost	99.40	Total Misc Impr	+ 31,060
Roofing Adj	+ 3.96	Garage Cost	+ 50,878
Subfloor Adj	+ -3.07	Total RCN	= 569,282
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 5,693
Plumbing Adj	+ 7.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 563,589
Adj Base Cost	= 123.88	Lot Value	+ 90,005
Total Area	x 3,934	Indicated Value	= 653,594
Adjusted Cost	= 487,344	Value Per SqFt	166.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	563,589		
Lot Value	90,005		
Indicated Value	653,594	166.14	Per SqFt
Agland Value			
Site Improvements	29,690		
Total Value	683,284	173.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit	0		1 2023	1	4,196.11		4,196
PRCH	Porch	156612	11x5		55	33.02		1,816
PRCH	Porch	156613	423		423	31.55		13,346
PATO	Patio - Open	156614	464		464	10.78		5,002



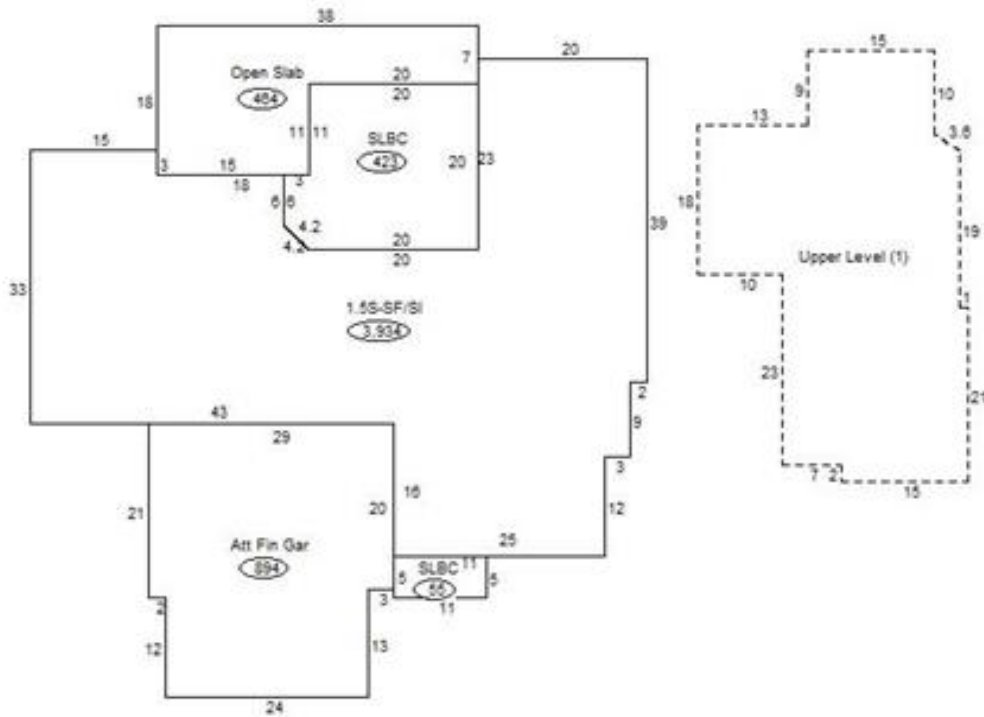
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,715	1.449	3,934
2	U	^UL		20	Upper Level (1)	1,219	1.000	1,219
3	G	5		20	Att Fin Gar	894	1.000	894
4	M	PRCH		20	SLBC	55	1.000	55
5	M	PRCH		20	SLBC	423	1.000	423
6	M	PATO		20	Open Slab	464	1.000	464
Total Building Area						2,715		3,934



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	30x15x0	Concrete		450
	Qual	6	Cond 6	Year 2024	Eff Age 1	
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (69.45 x 450)		31,253		31,253	1,563	29,690