



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:44:06
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Assessment Data					Primary Image																																																																
Account 660106267 Parcel ID 000000-0002-010-0-000-00 Cadastral ID 01-20-14-04800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342414 DAVIS, CORIE LIVING TRUST 18979 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 18979 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0010 / 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_0009.JPG 9/20/2023</p>																																																																
Legal Description Lat/Long: 36.24022603 -95.76537663 LOT 10 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV																																																																					
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6235		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,159.00 x 4.80 = 130,466		
Factor Value			
Adjustments	1.0000		
Lot Value	130,466		



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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	2,894 / 3,583
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,894
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	780 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	564,322		
Lot Value	130,466		
Indicated Value	694,788	193.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	694,788	193.91	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.15	Total Misc Impr	+ 22,919
Roofing Adj	+ 5.20	Garage Cost	+ 50,248
Subfloor Adj	+ -3.53	Total RCN	= 570,022
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,700
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 564,322
Adj Base Cost	= 138.67	Lot Value	+ 130,466
Total Area	x 3,583	Indicated Value	= 694,788
Adjusted Cost	= 496,855	Value Per SqFt	193.91

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158147	17x7		119	36.86		4,386
PRCH	Slab Porch - Covered	158148	21x13		273	36.02		9,833
PRCH	Slab Porch - Covered	158149	30		30	37.23		1,117
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583



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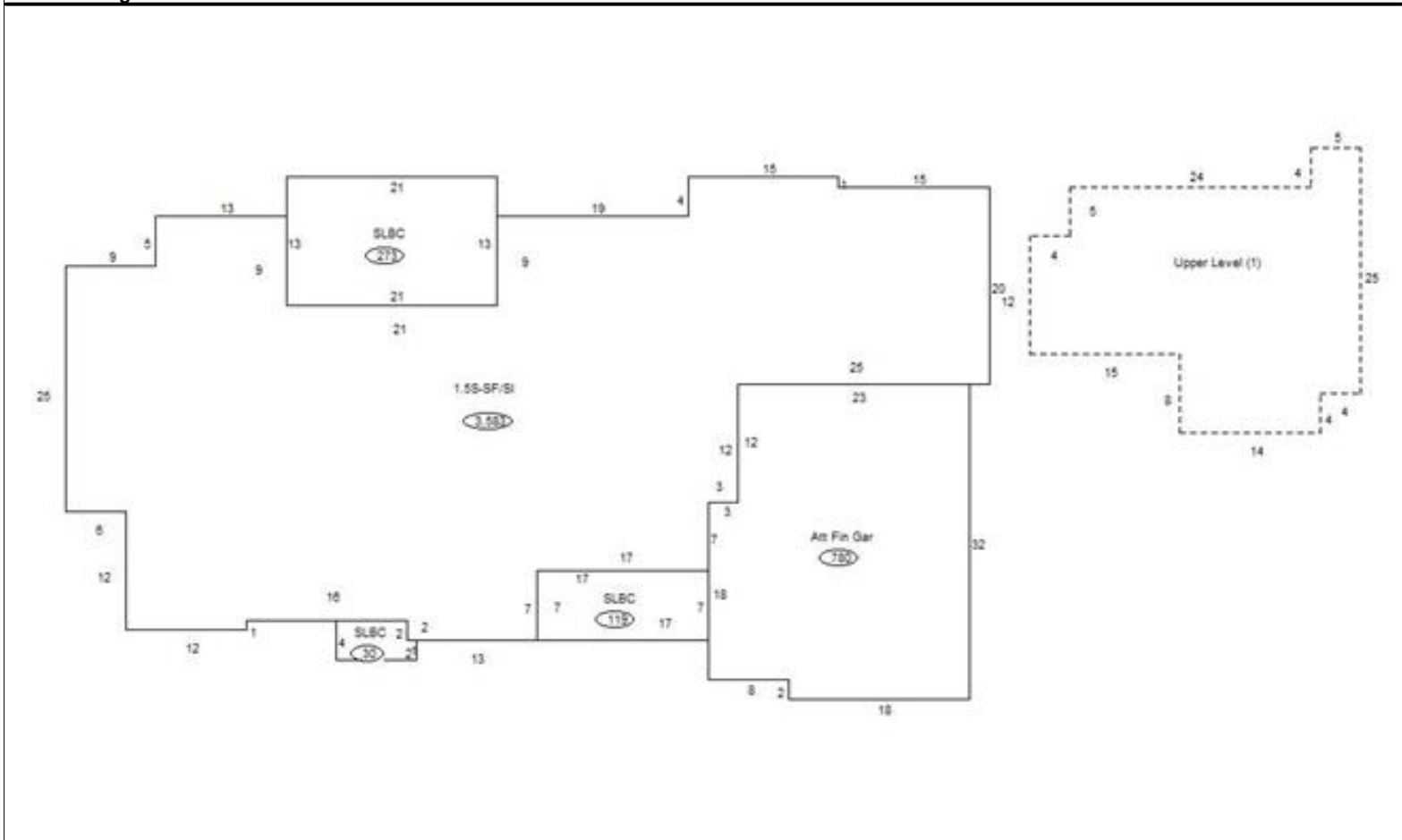
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Sketch Image

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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	2,894	1.238	3,583
2	U	^UL		13	Upper Level (1)	689	1.000	689
3	G	5		13	Att Fin Gar	780	1.000	780
4	M	PRCH		13	SLBC	119	1.000	119
5	M	PRCH		13	SLBC	273	1.000	273
6	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,894		3,583