



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data				Primary Image																																																		
Account 660106269 Parcel ID 000000-0002-012-0-000-00 Cadastral ID 01-20-14-04820 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343748 REDER, GEOFFREY & SHANNON 19061 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19061 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0012 / 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\2023-11-21\IMG_0009.JPG 11/21/2023</p>																																																		
Legal Description Lat/Long: 36.24041808 -95.76437343 LOT 12 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV																																																						
Exemptions				Building Permits																																																		
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5876		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,597.00 x 4.96 = 126,873		
Factor Value			
Adjustments	1.6517		
Lot Value	209,556		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,863 / 3,500
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,863
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	861 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	530,874		
Lot Value	209,556		
Indicated Value	740,430	211.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	740,430	211.55	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.80	Total Misc Impr	+ 23,014
Roofing Adj	+ 4.96	Garage Cost	+ 52,237
Subfloor Adj	+ -3.58	Total RCN	= 536,236
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 5,362
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 530,874
Adj Base Cost	= 131.71	Lot Value	+ 209,556
Total Area	x 3,500	Indicated Value	= 740,430
Adjusted Cost	= 460,985	Value Per SqFt	211.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,141.75		7,142
PRCH	Slab Porch - Covered	158992	7x7		49	36.50		1,789
PRCH	Porch	158993	404		404	34.86		14,083

