



# 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> 660106275 <b>Parcel ID</b> 000000-0003-001-0-000-00 <b>Cadastral ID</b> 01-20-14-04880 <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> 347094 BRYANT, JAMES & SUZANNE  19110 E WHITE WILLOW PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19110 E WHITE WILLOW PASS <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0001 / 0003 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																																																																										
<b>Legal Description</b> Lat/Long: 36.23988329 -95.76389793 LOT 1 BLOCK 3 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	0.5623		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,492.00 x 5.08 = 124,332		
Factor Value			
Adjustments			
Lot Value	124,332		



\\tsclient\T\ROB STUFF\2023-11-22\IMG\_0001.JPG 11/22/2023

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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,783 / 3,652
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,783
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	764 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	104.66	Total Misc Impr	+	23,924
Roofing Adj	+ 4.65	Garage Cost	+	46,352
Subfloor Adj	+ -3.34	Total RCN	=	545,766
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	-	5,458
Plumbing Adj	+ 6.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	540,308
Adj Base Cost	= 130.20	Lot Value	+	124,332
Total Area	x 3,652	Indicated Value	=	664,640
Adjusted Cost	= 475,490	Value Per SqFt		181.99

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	540,308		
Lot Value	124,332		
Indicated Value	664,640	181.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	664,640	181.99	Total Value Per SqFt

### 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	158997	8x8		64	36.44		2,332
PRCH	Porch	158998	415		415	34.82		14,450

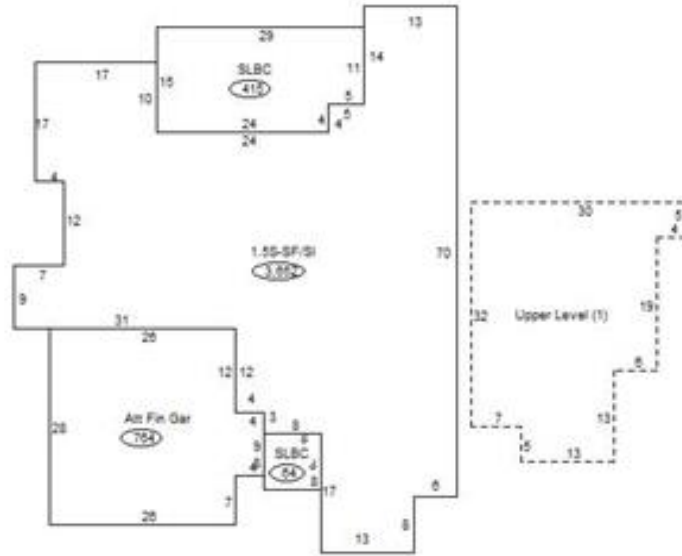


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Sketch Image

660106275



**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	2,783	1.312	3,652
2	G	5		20	Att Fin Gar	764	1.000	764
3	M	PRCH		20	SLBC	64	1.000	64
4	M	PRCH		20	SLBC	415	1.000	415
5	U	^UL		20	Upper Level (1)	869	1.000	869
<b>Total Building Area</b>						<b>2,783</b>		<b>3,652</b>