



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:23
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Assessment Data				Primary Image						
Account	660106276									
Parcel ID	000000-0003-002-0-000-00									
Cadastral ID	01-20-14-04890									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	344858									
WHITE, NICHOLAS & ERIN										
19152 E WHITE WILLOW PASS OWASSO OK 74055-0000										
Parcel Location										
Situs	19152 E WHITE WILLOW PASS									
Subdivision	DEER RUN AT STONE CANYON PHASE IV									
Lot/Block	0002 / 0003	Parcel Size	1 - Lots							
Sec/Twn/Rng	1 / 20 / 14 / 5									
Neighborhood	1039 - R-V04, SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.23987660 -95.76340636				Building Permits						
LOT 2 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount		
				R22 388	R23 NEW SFR 2369 SQ FT	10/2022	09/2023	300,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HAWS, MICHAEL ALAN &	07/18/2024	548,500	YES	
					/	ASHER HOMES LLC	06/30/2023	537,000	YES	
					/	C.A.B.O DEVELOPMENT COMPANY LL	10/19/2022	90,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	127,458	127,458	11%	14,020	Assessed	63,338	6,204.59	
Year Frozen		Improvements	448,341	448,341		49,318	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	575,799	575,799		63,338	Total Taxable	63,338	6,205.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106276	WHITE, NICHOLAS & ERIN			3	548,500	0	60,335	5,910.00	
2024	2024-660106276	WHITE, NICHOLAS & ERIN			3	558,390	0	61,423	5,901.00	
2023	2023-660106276	HAWS, MICHAEL ALAN &			3	4,470	0	492	46.00	
2022	2022-660106276	C.A.B.O DEVELOPMENT COMPANY 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	0.5371		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,394.00 x 5.21 = 121,806		
Factor Value			
Adjustments	1.0464		
Lot Value	127,458		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,369 / 2,369
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,369
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	860 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	448,341		
Lot Value	127,458		
Indicated Value	575,799	243.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	575,799	243.06	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	123.65	Total Misc Impr	+	35,344
Roofing Adj	+ 6.63	Garage Cost	+	55,401
Subfloor Adj	+ -4.62	Total RCN	=	452,870
Heat/Cool Adj	+ 18.45	Depreciation (1%)	-	4,529
Plumbing Adj	+ 8.75	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	448,341
Adj Base Cost	= 152.86	Lot Value	+	127,458
Total Area	x 2,369	Indicated Value	=	575,799
Adjusted Cost	= 362,125	Value Per SqFt		243.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158141	31x11		341	35.79		12,204
PRCH	Slab Porch - Covered	158142	68		68	37.10		2,523
PRCH	Slab Porch - Covered	158143	20x10		200	36.28		7,256
ODFP	Outdoor Fireplace/Firepit			1	1	5,778.25		5,778
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583

