




# 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> 660106277 <b>Parcel ID</b> 000000-0003-003-0-000-00 <b>Cadastral ID</b> 01-20-14-04900 <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> 344461 LYKINS, DANIEL & STACIE  19178 WHITE WILLOW PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19178 E WHITE WILLOW PASS <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 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					 <p>660106277 03/07/25</p> <p>660106277_001.JPG 3/12/2025</p>																																												
<b>Legal Description</b> Lot/Long: 36.23987281 -95.76291536																																																	
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5382	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	23,445.00 x 5.20 = 121,924	
Factor Value		
Adjustments	1.0000	
Lot Value	121,924	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	690 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

660106277	03/07/25
660106277_001.JPG	3/12/2025

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	113.04	Total Misc Impr	+ 27,270
Roofing Adj	+ 5.82	Garage Cost	+ 39,537
Subfloor Adj	+ -4.59	Total RCN	= 414,341
Heat/Cool Adj	+ 16.31	Depreciation ( 0%)	- 0
Plumbing Adj	+ 7.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 414,341
Adj Base Cost	= 138.57	Lot Value	+ 121,924
Total Area	x 2,508	Indicated Value	= 536,265
Adjusted Cost	= 347,534	Value Per SqFt	213.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	414,341		
Lot Value	121,924		
Indicated Value	536,265	213.82	Per SqFt
Agland Value			
Site Improvements	5,364		
Total Value	541,629	215.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	4,196.11		4,196
PRCH	Porch	168853	333		333	31.84		10,603
PATC	Patio - Covered	168854	242		242	21.60		5,227



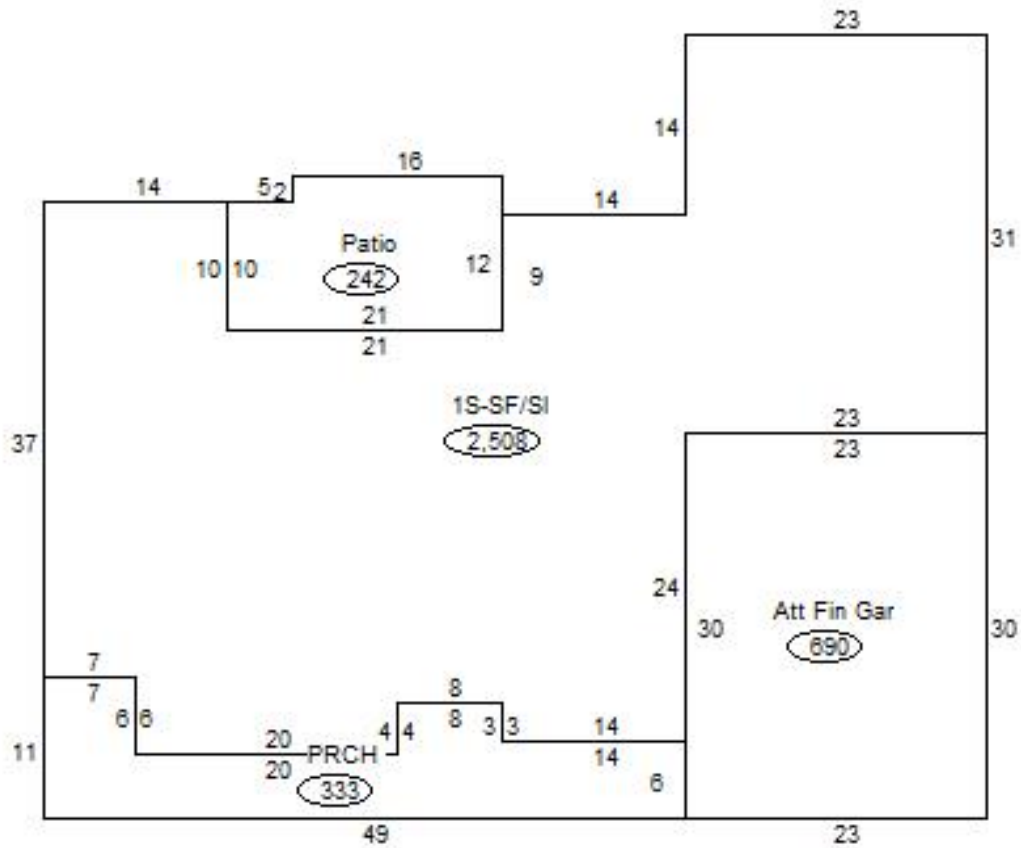
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,508	1.000	2,508
2	G	5		20	Att Fin Gar	690	1.000	690
3	M	PRCH		20	PRCH	333	1.000	333
4	M	PATC		20	Patio	242	1.000	242
<b>Total Building Area</b>						2,508		2,508



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	10x15x8	Concrete	Composition Shingle	150
	Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (36.12 x 150)	5,418		54	5,364