



# 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> 660106278 <b>Parcel ID</b> 000000-0003-004-0-000-00 <b>Cadastral ID</b> 01-20-14-04910 <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> 341522 SPARLING, MARCUS R & STEPHANIE M  19234 E WHITEWILLOW PASS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19234 E WHITE WILLOW PASS <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0004 / 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					<p>\\tsclient\T\ROB STUFF\2023-6-27\IMG_0018.JPG 6/27/2023</p>														
<b>Legal Description</b> Lat/Long: 36.23988693 -95.76248197																			
LOT 4 BLOCK 3 DEER RUN AT STONE CANYON PHASE IV					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 192</td> <td>R23 NEW SFR 3504 SQ FT</td> <td>05/2022</td> <td>06/2023</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 192	R23 NEW SFR 3504 SQ FT	05/2022	06/2023	350,000
Number	Description	Opened	Closed	Amount															
R22 192	R23 NEW SFR 3504 SQ FT	05/2022	06/2023	350,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	ASHER HOMES LLC	05/15/2023	660,000	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/22/2022	90,000	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	144,541	144,541	11%	15,900	<b>Assessed</b>	75,473										
<b>Year Frozen</b>			<b>Improvements</b>	541,575	541,575		59,573	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	686,116	686,116		75,473	<b>Total Taxable</b>	75,473										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660106278	SPARLING, MARCUS R &			3	654,990	0	72,049	7,058.00										
2024	2024-660106278	SPARLING, MARCUS R &			3	679,448	0	74,740	7,180.00										
2023	2023-660106278	SPARLING, MARCUS R &			3	4,470	0	492	46.00										
2022	2022-660106278	ASHER HOMES 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	0.5311		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,134.00 x 5.24 = 121,208		
Factor Value			
Adjustments	1.1925		
Lot Value	144,541		



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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	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,418 / 3,413
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,418
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	796 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	

Cost Approach		Manual : 01/2025	
Base Cost	110.00	Total Misc Impr	+ 20,131
Roofing Adj	+ 4.69	Garage Cost	+ 51,278
Subfloor Adj	+ -3.27	Total RCN	= 547,045
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 5,470
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 541,575
Adj Base Cost	= 139.36	Lot Value	+ 144,541
Total Area	x 3,413	Indicated Value	= 686,116
Adjusted Cost	= 475,636	Value Per SqFt	201.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	541,575		
Lot Value	144,541		
Indicated Value	686,116	201.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	686,116	201.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,583.24		7,583
PRCH	Slab Porch - Covered	157515	7x7		49	37.17		1,821
PRCH	Slab Porch - Covered	157517	8x5		40	37.20		1,488
PRCH	Porch	157518	256		256	36.09		9,239



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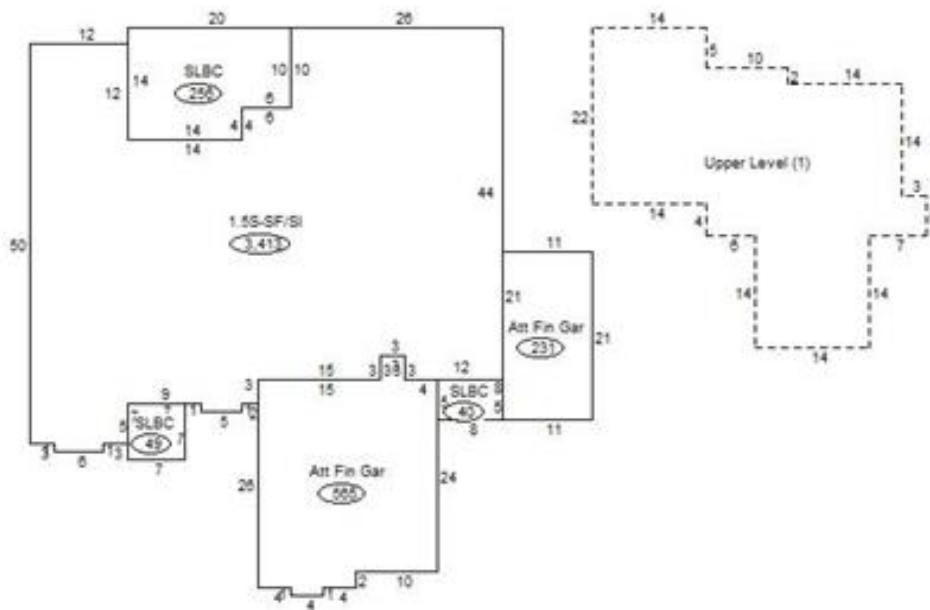
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Sketch Image

660106278



### 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	2,418	1.412	3,413
2	U	^UL		20	Upper Level (1)	995	1.000	995
3	G	5		20	Att Fin Gar	565	1.000	565
4	M	PRCH		20	SLBC	49	1.000	49
5	G	5		20	Att Fin Gar	231	1.000	231
6	M	PRCH		20	SLBC	40	1.000	40
7	M	PRCH		20	SLBC	256	1.000	256
<b>Total Building Area</b>						<b>2,418</b>		<b>3,413</b>