



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:44:45  
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Assessment Data				Primary Image					
Account	660106288								
Parcel ID	000000-0004-004-0-000-00								
Cadastral ID	01-20-14-05010								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	346248								
ROGERS, RYAN W & SARA RUDEEN									
1942 E 35TH PL TULSA OK 74105-0000									
Parcel Location									
Situs	19123 E CANYON RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0004 / 0004	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: 36.24160936 -95.76348267				Building Permits					
LOT 4 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount	
				R25 039	NEW SFR 5013 SQ FT	02/2025	04/2026	750,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EPIC CUSTOM HOMES LLC	01/21/2025	120,000	15
					/	C.A.B.O DEVELOPMENT COMPANY LL	06/09/2022	932,500	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	120,000	120,000	11%	13,200	Assessed	13,200	1,293.07
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	120,000	120,000		13,200	Total Taxable	13,200	1,293.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106288	ROGERS, RYAN W &			3	4,470	0	492	48.00
2024	2024-660106288	EPIC CUSTOM HOMES LLC			3	93,250	0	516	50.00
2023	2023-660106288	EPIC CUSTOM HOMES LLC			3	4,470	0	492	46.00
2022	2022-660106288	EPIC CUSTOM HOMES LLC			3	4,470	0	492	48.00



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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	0.5749		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,043.00 x 5.02 = 125,599		
Factor Value			
Adjustments	0.9554		
Lot Value	120,000		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 120,000
Total Area	x	Indicated Value	= 120,000
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	120,000		
Indicated Value	120,000	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,000	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value