



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660106289 Parcel ID 000000-0004-005-0-000-00 Cadastral ID 01-20-14-05020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340553 CAVES, TONI & TONYA 19075 E CANYON RIDGE OWASSO OK 74055-0000 Parcel Location Situs 19075 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-3-23\IMG_0001.JPG 3/23/2023</p>														
Legal Description Lat/Long: 36.24163353 -95.76398409																			
LOT 5 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV					Building Permits <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 146</td> <td>R23 NEW SFR 3495 SQ FT</td> <td>04/2022</td> <td>03/2023</td> <td>380,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 146	R23 NEW SFR 3495 SQ FT	04/2022	03/2023	380,000
Number	Description	Opened	Closed	Amount															
R22 146	R23 NEW SFR 3495 SQ FT	04/2022	03/2023	380,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	ASHER HOMES LLC	01/06/2023	694,500	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/15/2022	92,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	130,443	130,443	11%	14,349	Assessed	76,266 7,471.02										
Year Frozen			Improvements	563,796	562,883		61,917	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	694,239	693,326		76,266	Total Taxable	75,266 7,373.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106289	CAVES, TONI & TONYA			3	673,133	1000	73,045	7,155.00										
2024	2024-660106289	CAVES, TONI & TONYA			3	711,133	1000	77,225	7,419.00										
2023	2023-660106289	CAVES, TONI & TONYA			3	4,470	0	492	46.00										
2022	2022-660106289	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	0.6233		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,149.00 x 4.80 = 130,443		
Factor Value			
Adjustments	1.0000		
Lot Value	130,443		



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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	100% Veneer, Masonry
Base/Total Area	2,386 / 3,447
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,386
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	967 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	110.34	Total Misc Impr	+ 16,094
Roofing Adj	+ 4.58	Garage Cost	+ 62,294
Subfloor Adj	+ -3.20	Total RCN	= 549,731
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,497
Plumbing Adj	+ 6.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 544,234
Adj Base Cost	= 136.74	Lot Value	+ 130,443
Total Area	x 3,447	Indicated Value	= 674,677
Adjusted Cost	= 471,343	Value Per SqFt	195.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	544,234		
Lot Value	130,443		
Indicated Value	674,677	195.73	Per SqFt
Agland Value			
Site Improvements	19,562		
Total Value	694,239	201.40	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	156634	11x6		66	37.11		2,449
PRCH	Slab Porch - Covered	156635	166		166	36.52		6,062



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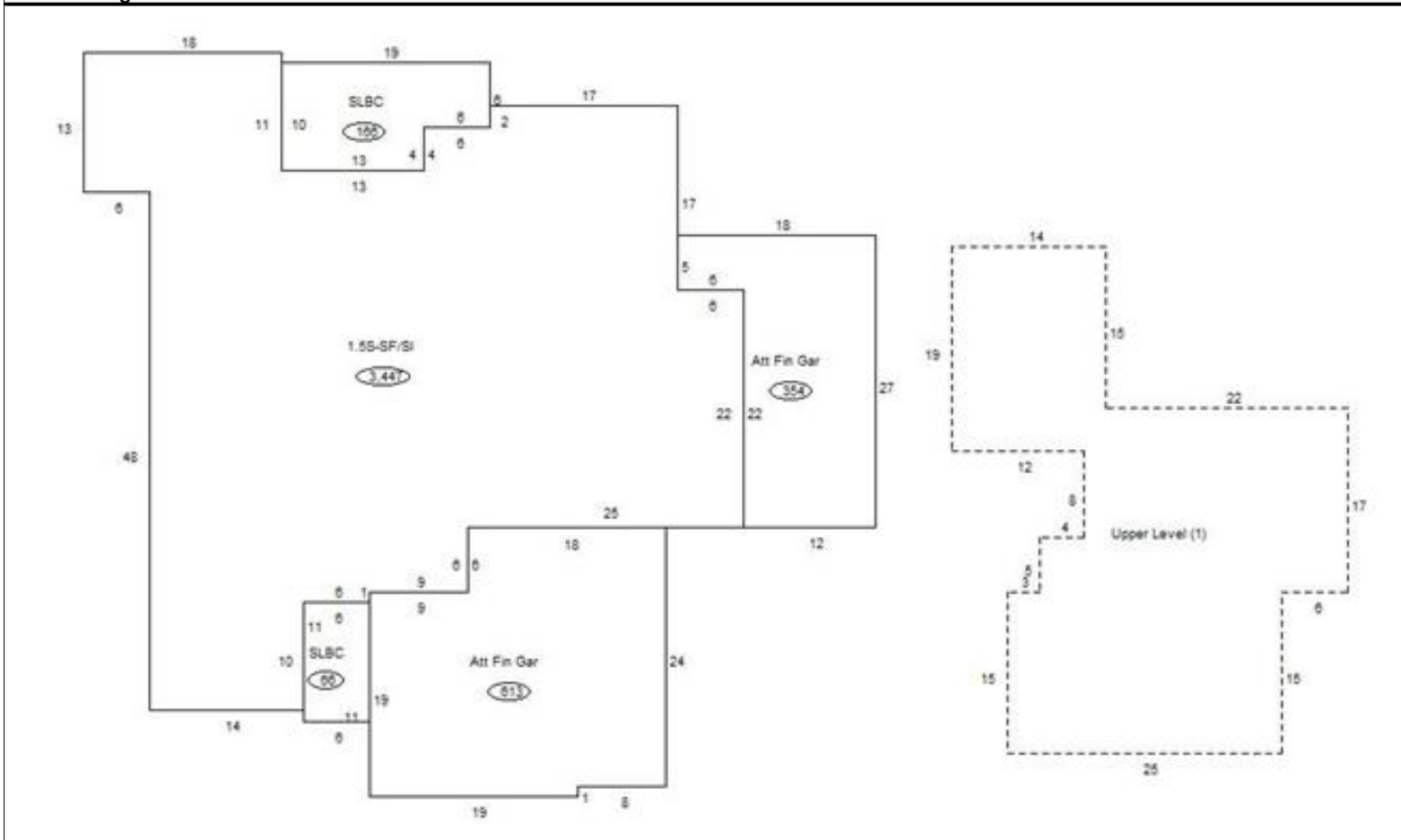
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,386	1.445	3,447
2	U	^UL		13	Upper Level (1)	1,061	1.000	1,061
3	G	5		13	Att Fin Gar	613	1.000	613
4	G	5		13	Att Fin Gar	354	1.000	354
5	M	PRCH		13	SLBC	66	1.000	66
6	M	PRCH		13	SLBC	166	1.000	166
Total Building Area						2,386		3,447



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	12x24x0	Concrete		288
	Qual 6	Cond 6	Year 2023	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (71.50 x 288)	20,592	20,592	1,030	19,562