



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:44:49  
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Assessment Data					Primary Image																																																																					
<b>Account</b> 660106290 <b>Parcel ID</b> 000000-0004-006-0-000-00 <b>Cadastral ID</b> 01-20-14-05030 <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> 342978 WALKER LIVING TRUST  19047 E CANYON RIDGE RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19047 E CANYON RIDGE RD <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0006 / 0004 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\2023-11-27\IMG_0001.JPG 11/27/2023</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.24167097 -95.76445432 LOT 6 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV																																																																										
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7645		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	33,301.00 x 4.34 = 144,592		
Factor Value			
Adjustments	1.0000		
Lot Value	144,592		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,752 / 4,704
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,752
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,007 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	637,367		
Lot Value	144,592		
Indicated Value	781,959	166.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	781,959	166.23	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.80	Total Misc Impr	+ 29,496
Roofing Adj	+ 4.37	Garage Cost	+ 57,308
Subfloor Adj	+ -3.42	Total RCN	= 643,805
Heat/Cool Adj	+ 16.31	Depreciation ( 1%)	- 6,438
Plumbing Adj	+ 5.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 637,367
Adj Base Cost	= 118.41	Lot Value	+ 144,592
Total Area	x 4,704	Indicated Value	= 781,959
Adjusted Cost	= 557,001	Value Per SqFt	166.23

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	6,700.26		6,700
GENR	Generator - Residential Standby	0		1 2023	1	3,808.00		3,808
PRCH	Porch	159003	568		568	31.10		17,665
PRCH	Porch	159004	8x5		40	33.07		1,323



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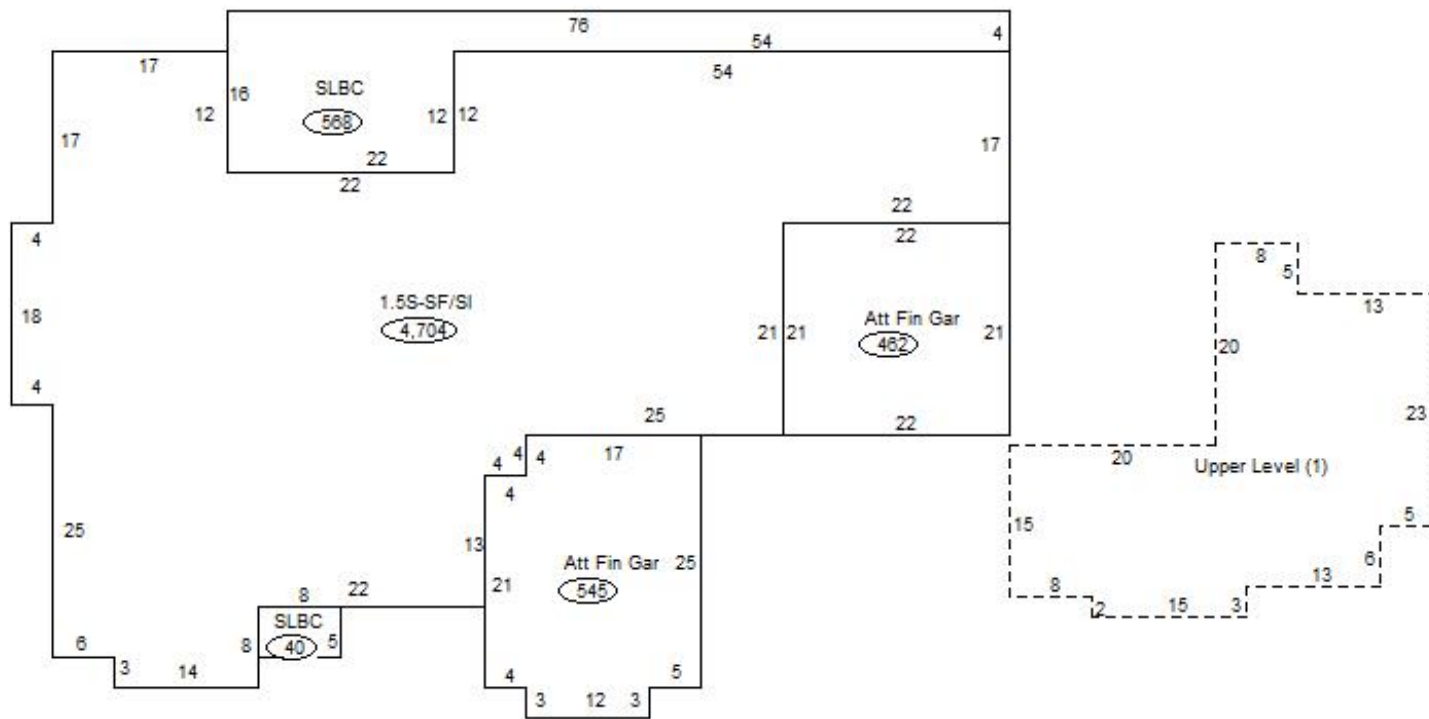
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### Sketch Image

660106290



### 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	3,752	1.254	4,704
2	G	5		20	Att Fin Gar	545	1.000	545
3	G	5		20	Att Fin Gar	462	1.000	462
4	M	PRCH		20	SLBC	568	1.000	568
5	M	PRCH		20	SLBC	40	1.000	40
6	U	^UL		20	Upper Level (1)	952	1.000	952
<b>Total Building Area</b>						<b>3,752</b>		<b>4,704</b>