



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 660106291 Parcel ID 000000-0004-007-0-000-00 Cadastral ID 01-20-14-05040 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343984 SIMCIK, DOUGLAS W & SUSAN E 19015 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 19015 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0007 / 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: 36.24153988 -95.76492658 LOT 7 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>R24 328</td> <td>NEW DTCH ACC BLDG 16X20</td> <td>09/2024</td> <td>05/2025</td> <td>24,000</td> </tr> <tr> <td>R24 043</td> <td>NEW POOL</td> <td>06/2024</td> <td>11/2024</td> <td>77,000</td> </tr> <tr> <td>R24 046</td> <td>R25 NEW SFR 2479 SQ FT</td> <td>02/2024</td> <td>11/2024</td> <td>700,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 328	NEW DTCH ACC BLDG 16X20	09/2024	05/2025	24,000	R24 043	NEW POOL	06/2024	11/2024	77,000	R24 046	R25 NEW SFR 2479 SQ FT	02/2024	11/2024	700,000																				
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6285		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,378.00 x 4.78 = 130,969		
Factor Value			
Adjustments	0.8399		
Lot Value	110,000		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,374 / 3,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,374
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,872 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	118.65	Total Misc Impr	+ 28,202
Roofing Adj	+ 6.31	Garage Cost	+ 120,594
Subfloor Adj	+ -4.27	Total RCN	= 646,765
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 6,468
Plumbing Adj	+ 8.45	Lump Sums	+ 16,666
Basement Adj	+ 0.00	RCNLD	= 656,963
Adj Base Cost	= 147.59	Lot Value	+ 110,000
Total Area	x 3,374	Indicated Value	= 766,963
Adjusted Cost	= 497,969	Value Per SqFt	227.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	656,963		
Lot Value	110,000		
Indicated Value	766,963	227.32	Per SqFt
Agland Value			
Site Improvements	32,073		
Total Value	799,036	236.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	7,583.24		7,583
PRCH	Porch	161579	9x7		63	37.12		2,339
PRCH	Porch	161580	28x13		364	35.71		12,998
PRCH	Porch	161581	36x4		144	36.68		5,282
GRDT	Garage - Detached	176929	20x16		320	52.08		16,666



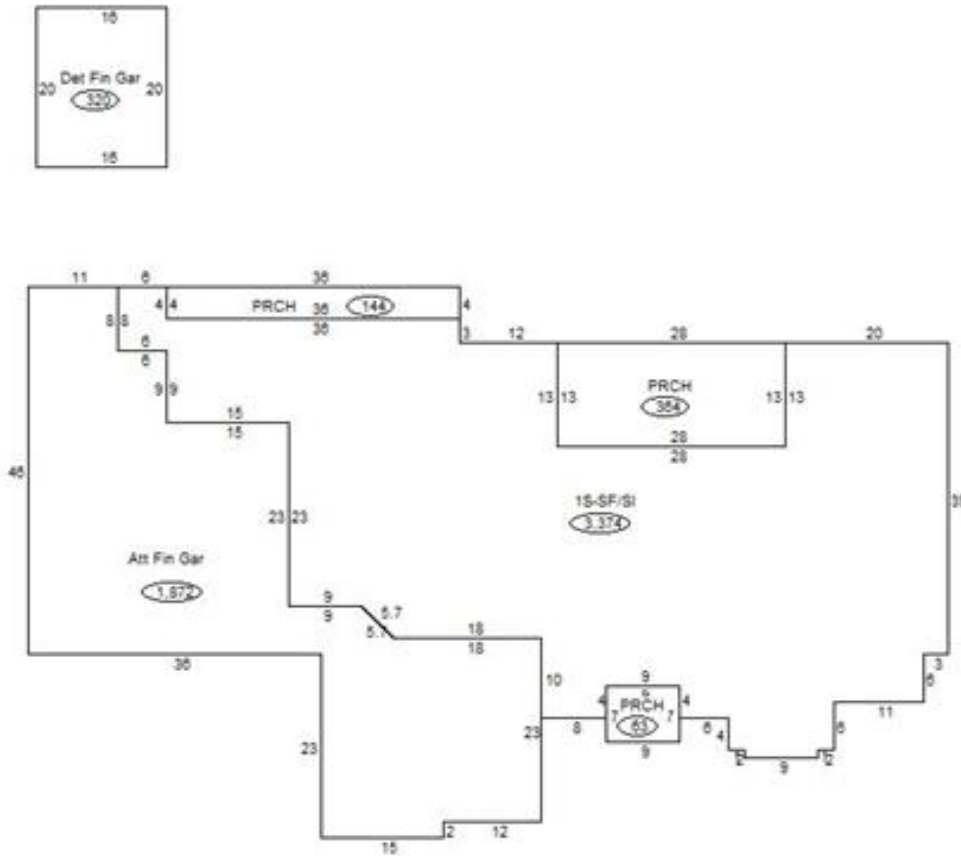
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Sketch Image

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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	3,374	1.000	3,374
2	G	5		20	Att Fin Gar	1,872	1.000	1,872
3	M	PRCH		20	PRCH	63	1.000	63
4	M	PRCH		20	PRCH	364	1.000	364
5	M	PRCH		20	PRCH	144	1.000	144
6	G	6		20	Det Fin Gar	320	1.000	320
Total Building Area						3,374		3,374



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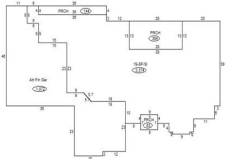
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	35x14x0	Concrete		490
	Qual 6	Cond 6	Year 2024	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (68.90 x 490)		33,761	33,761	1,688	32,073