



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:53
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Assessment Data				Primary Image						
Account	660106292									
Parcel ID	000000-0004-008-0-000-00									
Cadastral ID	01-20-14-05050									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	346309									
BERGMAN, HAILEY M & SETH										
18981 E CANYON RIDGE RD OWASSO OK 74055-0000										
Parcel Location										
Situs	18981 E CANYON RIDGE RD									
Subdivision	DEER RUN AT STONE CANYON PHASE IV									
Lot/Block	0008 / 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: 36.24135414 -95.76538810				Building Permits						
LOT 8 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV				Number	Description	Opened	Closed	Amount		
				R22 278	R23 NEW SFR 3459 SQ FT	07/2022	02/2024	350,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	FIRSTAR BANK	01/27/2025	750,000	3	
					/	ASHER HOMES LLC	04/22/2024	0	WB	
					/	C.A.B.O DEVELOPMENT COMPANY LL	07/06/2022	92,500	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	128,812	128,812	11%	14,169	Assessed	75,937	7,438.79	
Year Frozen		Improvements	561,524	561,524		61,768	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	690,336	690,336		75,937	Total Taxable	75,937	7,439.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106292	BERGMAN, HAILEY M & SETH			3	671,984	0	65,144	6,382.00	
2024	2024-660106292	FIRSTAR BANK			3	564,020	0	62,043	5,960.00	
2023	2023-660106292	ASHER HOMES LLC			3	4,470	0	492	46.00	
2022	2022-660106292	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	0.607		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,440.00 x 4.87 = 128,812		
Factor Value			
Adjustments			
Lot Value	128,812		



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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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,219 / 3,455
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,219
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	934 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	546,727		
Lot Value	128,812		
Indicated Value	675,539	195.53	Per SqFt
Agland Value			
Site Improvements	14,797		
Total Value	690,336	199.81	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.01	Total Misc Impr	+	26,416
Roofing Adj	+ 4.29	Garage Cost	+	60,168
Subfloor Adj	+ -2.96	Total RCN	=	552,249
Heat/Cool Adj	+ 18.45	Depreciation (1%)	-	5,522
Plumbing Adj	+ 5.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	546,727
Adj Base Cost	= 134.78	Lot Value	+	128,812
Total Area	x 3,455	Indicated Value	=	675,539
Adjusted Cost	= 465,665	Value Per SqFt		195.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158202	19x10		190	36.35		6,907
PATO	Slab Porch - Open	158204	19x10		190	14.89		2,829
PRCH	Slab Porch - Covered	158205	252		252	36.10		9,097
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583

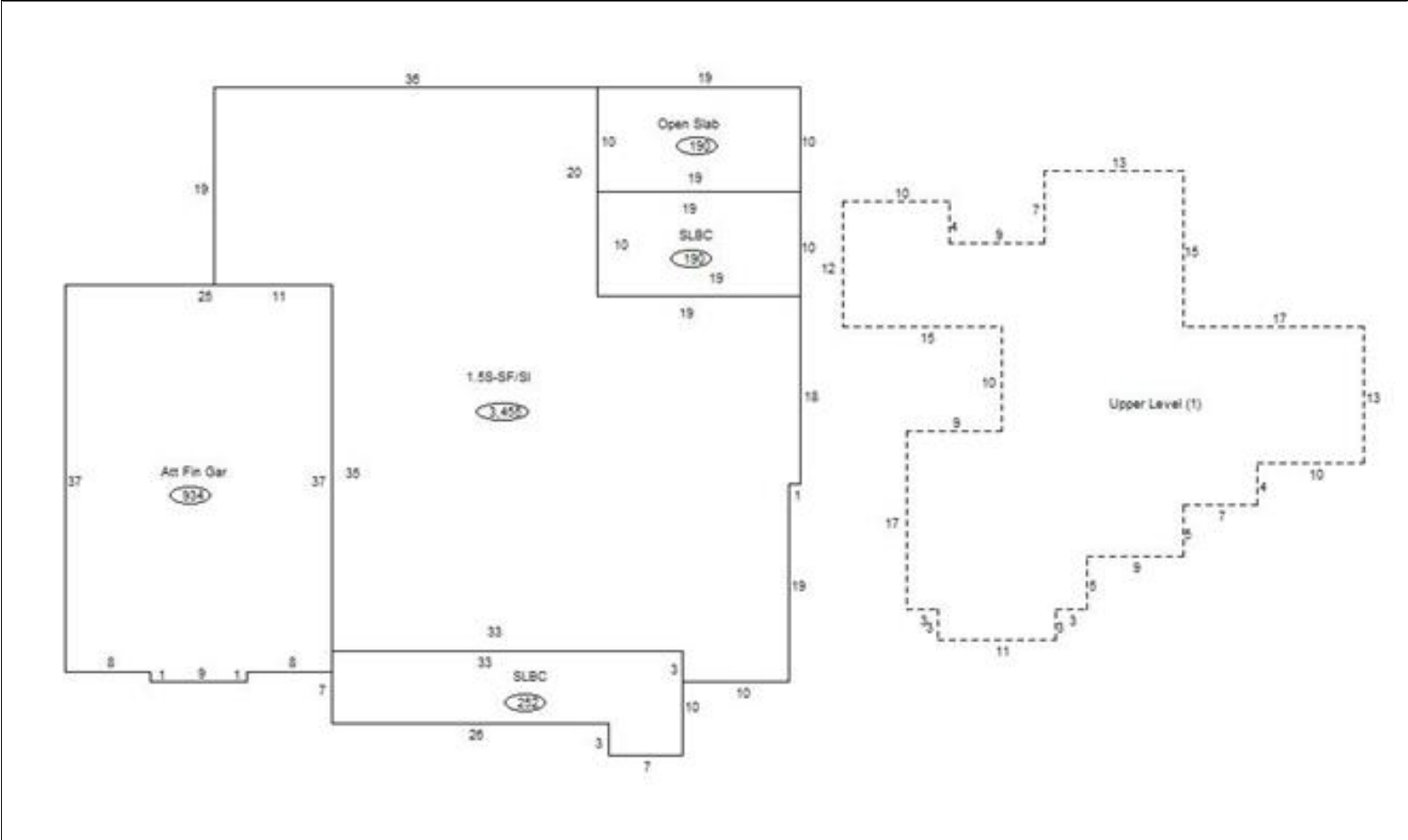


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Sketch Image

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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	2,219	1.557	3,455
2	M	PRCH		13	SLBC	190	1.000	190
3	G	5		13	Att Fin Gar	934	1.000	934
4	M	PATO		13	Open Slab	190	1.000	190
5	M	PRCH		13	SLBC	252	1.000	252
6	U	^UL		13	Upper Level (1)	1,236	1.000	1,236
Total Building Area						2,219		3,455



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x12x0	Concrete		240
	Qual	5	Cond 5	Year	2023	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (64.90 x 240)	15,576	15,576	779	14,797