



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 660106293 Parcel ID 000000-0004-009-0-000-00 Cadastral ID 01-20-14-05060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345279 GILLISS, JASON E & MELINDA D 18949 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18949 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660106293 11/21/24</p> <p>660106293_001.JPG 11/27/2024</p>																																																																
Legal Description Lot/Long: 36.24114879 -95.76588308 LOT 9 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV																																																																					
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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	0.5983	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	26,060.00 x 4.91 = 127,938	
Factor Value		
Adjustments	1.6316	
Lot Value	208,748	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,198 / 3,198
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,198
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1



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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	119.34	Total Misc Impr	+ 23,622
Roofing Adj	+ 6.34	Garage Cost	+ 50,505
Subfloor Adj	+ -4.32	Total RCN	= 547,815
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,478
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 542,337
Adj Base Cost	= 148.12	Lot Value	+ 208,748
Total Area	x 3,198	Indicated Value	= 751,085
Adjusted Cost	= 473,688	Value Per SqFt	234.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	542,337		
Lot Value	208,748		
Indicated Value	751,085	234.86	Per SqFt
Agland Value			
Site Improvements	42,285		
Total Value	793,370	248.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161589	8x7		56	37.14		2,080
PRCH	Porch	161590	28x14		392	35.61		13,959
FPPF	Fireplace - Prefabricated			2024	1	7,583.24		7,583



Rogers

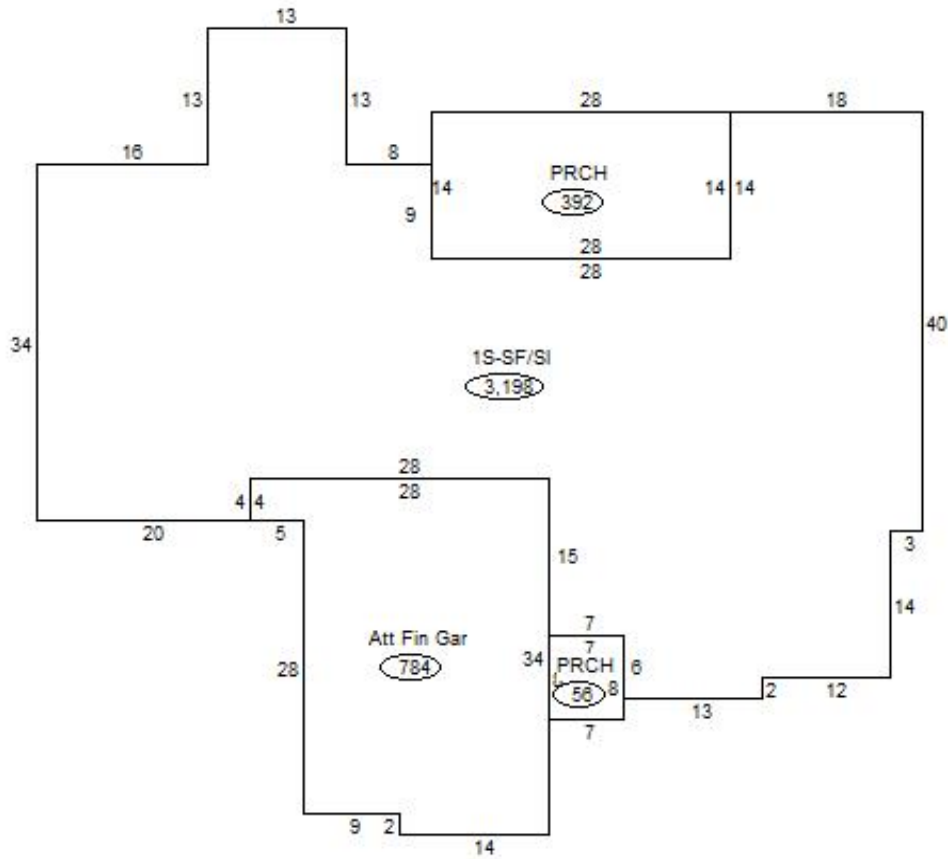
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Sketch Image

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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	3,198	1.000	3,198
2	G	5		20	Att Fin Gar	784	1.000	784
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PRCH		20	PRCH	392	1.000	392
Total Building Area						3,198		3,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	28x36x8	Reinforced-Concrete		792
	Qual	4	Cond 4	Year 2026	Eff Age 0	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (53.39 x 792)		42,285		42,285		42,285