



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 660106295 Parcel ID 000000-0004-011-0-000-00 Cadastral ID 01-20-14-05080 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345124 TIPTON, MARK & KRISSI HENDERSON 18893 E CANYON RIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 18893 E CANYON RIDGE RD Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660106295_001.JPG 11/27/2024</p>																																																																					
Legal Description Lat/Long: 36.24048405 -95.76657418 LOT 11 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	0.8109		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	35,323.00 x 4.23 = 149,243		
Factor Value			
Adjustments	2.2279		
Lot Value	332,498		



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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,950 / 3,660
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,950
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	824 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	102,79	Total Misc Impr	+ 29,048
Roofing Adj	+ 4.80	Garage Cost	+ 53,082
Subfloor Adj	+ -3.32	Total RCN	= 551,964
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,520
Plumbing Adj	+ 5.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 546,444
Adj Base Cost	= 128.37	Lot Value	+ 332,498
Total Area	x 3,660	Indicated Value	= 878,942
Adjusted Cost	= 469,834	Value Per SqFt	240.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	546,444		
Lot Value	332,498		
Indicated Value	878,942	240.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	878,942	240.15	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	161607	9x5			45	37.18	1,673
PRCH	Porch	161608	534			534	35.11	18,749
PRCH	Porch	161609	7x4			28	37.24	1,043



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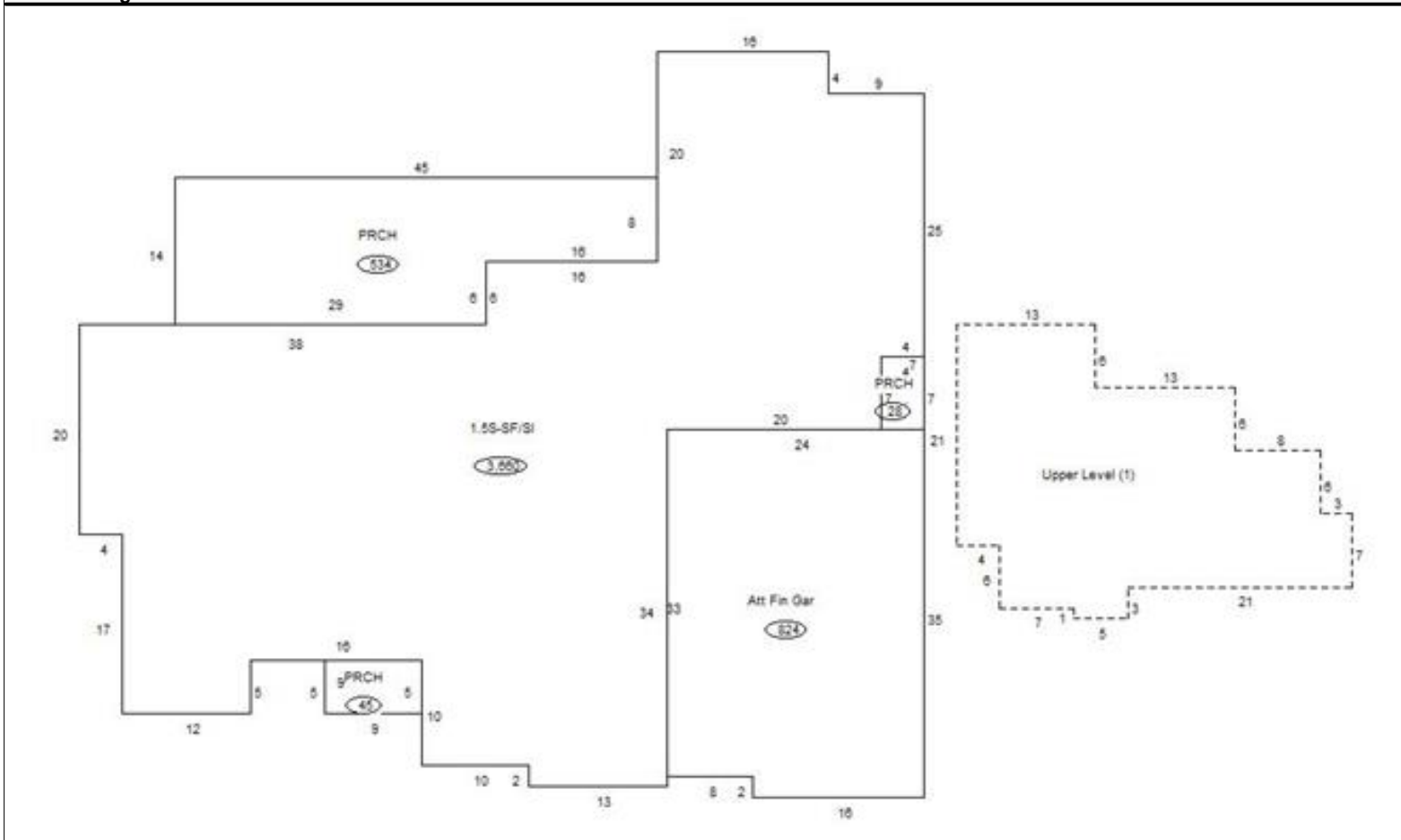
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Sketch Image

660106295



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	2,950	1.241	3,660
2	U	^UL		13	Upper Level (1)	710	1.000	710
3	G	5		13	Att Fin Gar	824	1.000	824
4	M	PRCH		13	PRCH	45	1.000	45
5	M	PRCH		13	PRCH	534	1.000	534
6	M	PRCH		13	PRCH	28	1.000	28
Total Building Area						2,950		3,660