



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:45:01
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Assessment Data					Primary Image				
Account	660106296								
Parcel ID	000000-0004-012-0-000-00								
Cadastral ID	01-20-14-05090								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	346365								
REID TAO LIVING TRUST									
18878 E WHITE WILLOW PASS OWASSO OK 74055-0000									
Parcel Location									
Situs	18878 E WHITE WILLOW PASS								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0012 / 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: 36.24000260 -95.76653347									
Building Permits									
LOT 12 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV									
Number	Description	Opened	Closed	Amount					
R25 047	NEW SFR 6697 SQ FT	02/2025	12/2025	615,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
SHLT	Other	No							
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HENSLEY CUSTOM HOMES LLC	01/31/2025	0	6					
/	C.A.B.O DEVELOPMENT COMPANY LL	06/20/2023	95,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	89,995	89,995	11%	Assessed	93,723	9,181.11	
Year Frozen		Improvements	762,037	762,037		Penalty	0		
Uncapped Value	762,169	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	852,032	852,032		Total Taxable	93,723	9,181.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106296	REID TAO LIVING TRUST	3	4,470	0	492	48.00		
2024	2024-660106296	HENSLEY CUSTOM HOMES LLC	3	95,000	0	10,450	1,004.00		
2023	2023-660106296	HENSLEY CUSTOM HOMES LLC	3	4,470	0	492	46.00		
2022	2022-660106296	C.A.B.O DEVELOPMENT COMPANY LLC	3	4,470	0	492	48.00		



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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	0.7912	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	34,464.00 x 4.27 = 147,267	
Factor Value		
Adjustments	0.6111	
Lot Value	89,995	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,553 / 4,376
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,553
Fixture/RghIn	/
Bed/F/H Bath	3 / 4.0 / 1.0
Basement Area	
Garage Type	2,324 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	106.62	Total Misc Impr	+ 33,375
Roofing Adj	+ 5.08	Garage Cost	+ 149,712
Subfloor Adj	+ -3.49	Total RCN	= 769,734
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 7,697
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 762,037
Adj Base Cost	= 134.06	Lot Value	+ 89,995
Total Area	x 4,376	Indicated Value	= 852,032
Adjusted Cost	= 586,647	Value Per SqFt	194.71

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	5
Indicated Value	733,470 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	762,037
Lot Value	89,995
Indicated Value	852,032 194.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	852,032 194.71 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	184528	312		312	35.89		11,198
PRCH	Porch	184529	62		62	37.12		2,301
PATC	Patio - Covered	184530	584		584	21.05		12,293
FPPF	Fireplace - Prefabricated		1	2025	1	7,583.24		7,583
SHLT	STORM SHELTER		1	2025	1	0.00		



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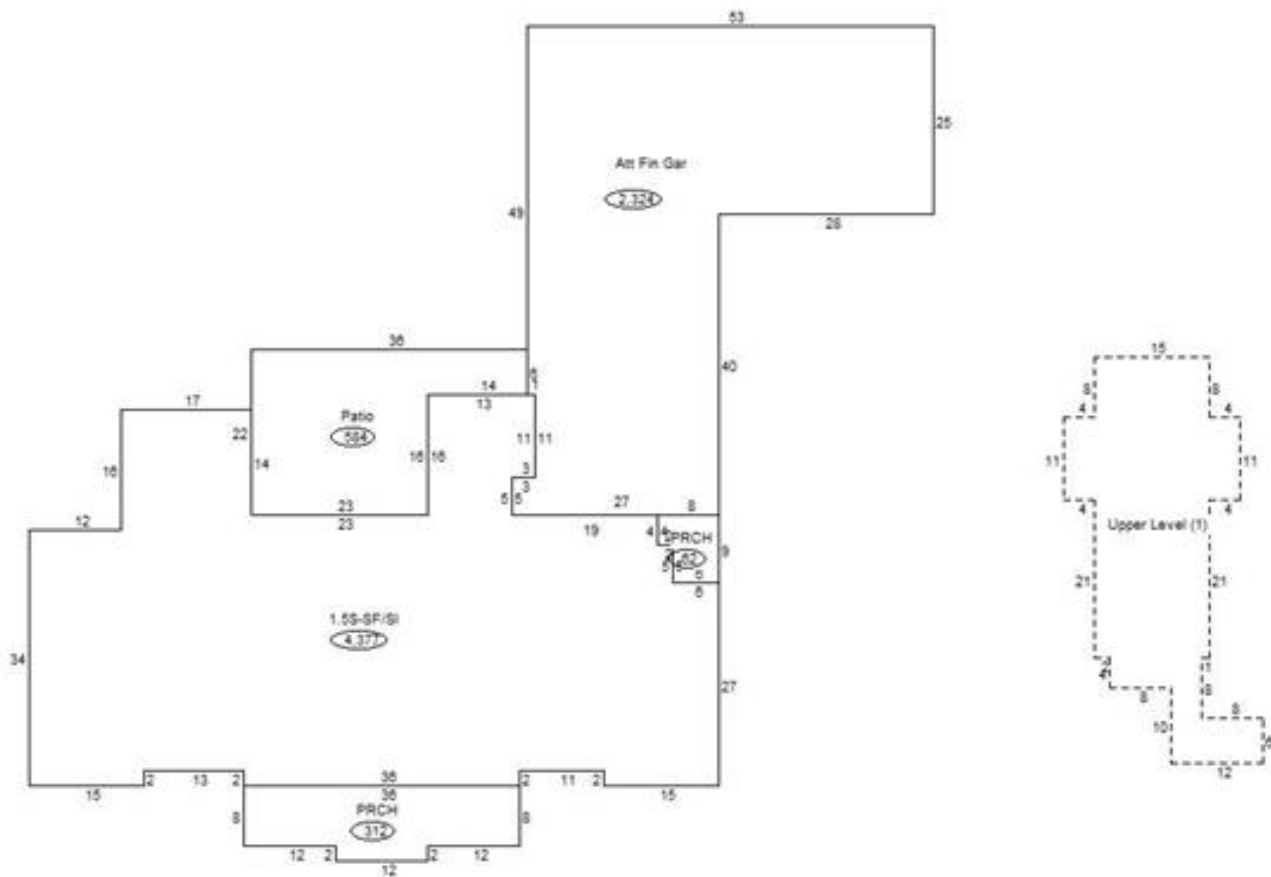
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Sketch Image

660106296



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	3,553	1.232	4,377
2	U	^UL		20	Upper Level (1)	824	1.000	824
3	G	5		20	Att Fin Gar	2,324	1.000	2,324
4	M	PRCH		20	PRCH	312	1.000	312
5	M	PRCH		20	PRCH	62	1.000	62
6	M	PATC		20	Patio	584	1.000	584
Total Building Area						3,553		4,377