



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 660106299 Parcel ID 000000-0004-015-0-000-00 Cadastral ID 01-20-14-05120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340645 WALKER, HUNTER & MACIE REVOCABLE TRUST 19014 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19014 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0015 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-3-23\IMG_0006.JPG 3/23/2023</p>															
Legal Description Lat/Long: 36.23949812 -95.76501035										Building Permits									
LOT 15 BLOCK 4 DEER RUN AT STONE CANYON PHASE IV				<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>R22 147</td> <td>R23 NEW SFR 2879 SQ FT</td> <td>04/2022</td> <td>02/2024</td> <td>320,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 147	R23 NEW SFR 2879 SQ FT	04/2022	02/2024	320,000
Number	Description	Opened	Closed	Amount															
R22 147	R23 NEW SFR 2879 SQ FT	04/2022	02/2024	320,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	ASHER HOMES LLC	01/09/2023	600,000	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	04/15/2022	92,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	135,130	135,130	11%	14,864	Assessed	69,321 6,790.69										
Year Frozen			Improvements	495,066	495,066		54,457	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	630,196	630,196		69,321	Total Taxable	69,321 6,791.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106299	WALKER, HUNTER & MACIE			3	610,914	0	67,200	6,583.00										
2024	2024-660106299	WALKER, HUNTER & MACIE			3	640,630	0	70,470	6,770.00										
2023	2023-660106299	WALKER, HUNTER & MACIE			3	4,470	0	492	46.00										
2022	2022-660106299	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	0.67		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	29,187.00 x 4.63 = 135,130		
Factor Value			
Adjustments	1.0000		
Lot Value	135,130		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,508 / 2,805
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	958 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	469,403		
Lot Value	135,130		
Indicated Value	604,533	215.52	Per SqFt
Agland Value			
Site Improvements	25,663		
Total Value	630,196	224.67	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.89	Total Misc Impr	+	35,608
Roofing Adj	+ 5.54	Garage Cost	+	58,122
Subfloor Adj	+ -4.10	Total RCN	=	474,144
Heat/Cool Adj	+ 17.38	Depreciation (1%)	-	4,741
Plumbing Adj	+ 8.91	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	469,403
Adj Base Cost	= 135.62	Lot Value	+	135,130
Total Area	x 2,805	Indicated Value	=	604,533
Adjusted Cost	= 380,414	Value Per SqFt		215.52

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156643	30x8		240	35.48		8,515
PRCH	Slab Porch - Covered	156644	413		413	34.83		14,385
FPR1	Fireplace - Residential 1 Story			2023	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit			2023	1	4,987.18		4,987



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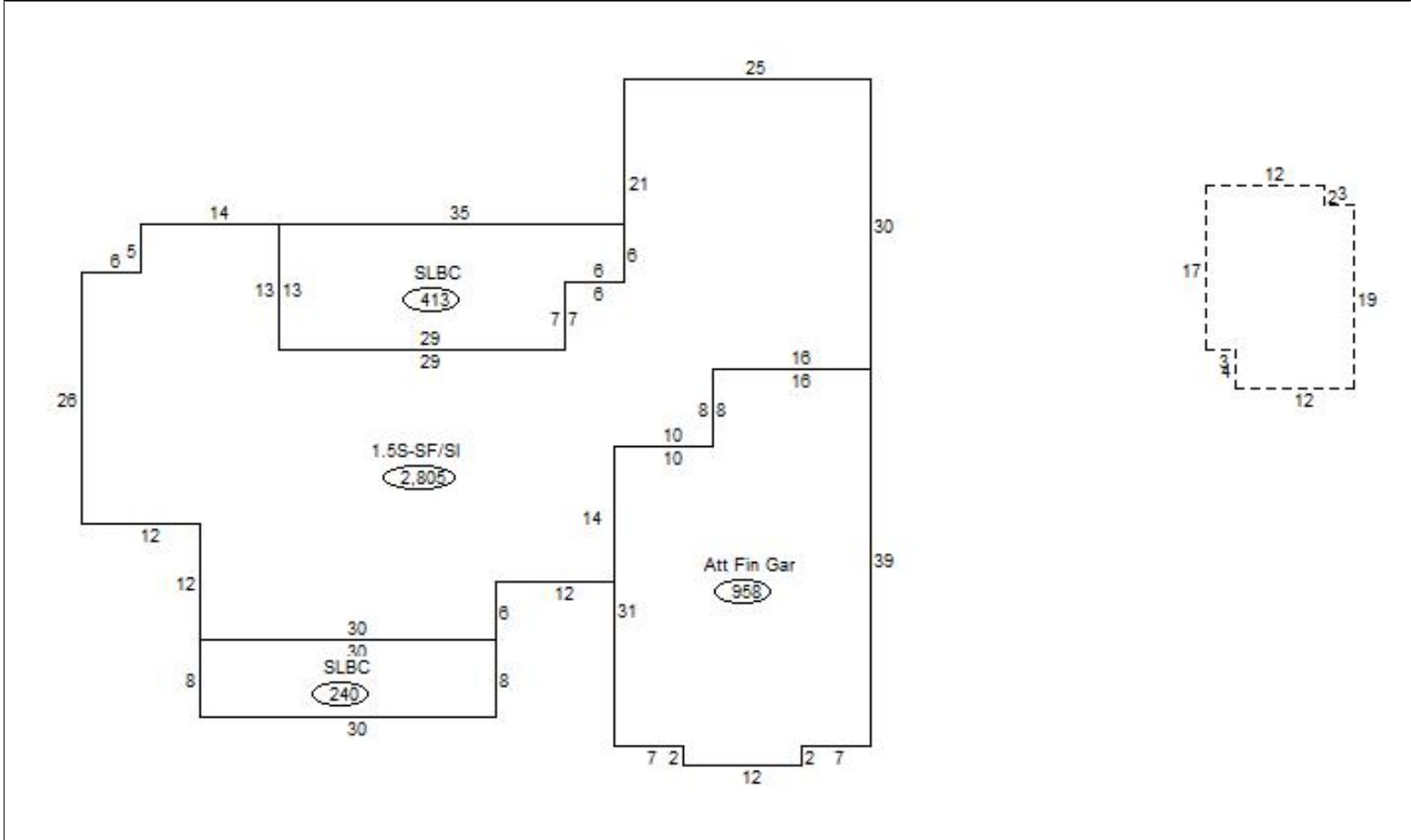
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,508	1.118	2,805
2	U	^UL		20	Upper Level (1)	297	1.000	297
3	G	5		20	Att Fin Gar	958	1.000	958
4	M	PRCH		20	SLBC	240	1.000	240
5	M	PRCH		20	SLBC	413	1.000	413
Total Building Area						2,508		2,805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	12x32x0	Concrete		384
	Qual	6	Cond 6	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (70.35 x 384)	27,014	27,014	1,351	25,663