



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660109935 <b>Parcel ID</b> 000224-0001-007-0-000-00 <b>Cadastral ID</b> 02-20-14-08370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 327877 HALL, CRAIG & AMANDA REVOCABLE LIVING TRUST  17481 E AUDUBON TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17481 E AUDUBON TRL <b>Subdivision</b> COVES AT STONE CANYON PHASE II <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660109935_001.JPG 12/17/2025</p>																																																																
<b>Legal Description</b> Lat/Long: LOT 7 BLOCK 1 THE COVES AT STONE CANYON PHASE II																																																																					
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5144	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE GATED	
Method	Square-Foot	
Base Lot Value	22,409.00 x 4.35 = 97,479	
Factor Value		660109935
Adjustments	2.8211	12/17/25
Lot Value	275,000	660109935_001.JPG

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	3,568 / 4,532
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,568
Fixture/RghIn	/
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	1,350 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

Cost Approach		Manual : 01/2025	
Base Cost	108.51	Total Misc Impr	+ 48,587
Roofing Adj	+ 5.37	Garage Cost	+ 110,484
Subfloor Adj	+ -5.07	Total RCN	= 780,771
Heat/Cool Adj	+ 20.10	Depreciation ( 0%)	- 0
Plumbing Adj	+ 8.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 780,771
Adj Base Cost	= 137.18	Lot Value	+ 275,000
Total Area	x 4,532	Indicated Value	= 1,055,771
Adjusted Cost	= 621,700	Value Per SqFt	232.96

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	
Indicated Value	

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	780,771	
Lot Value	275,000	
Indicated Value	1,055,771	232.96 Per SqFt
Agland Value		
Site Improvements	52,493	
Total Value	1,108,264	244.54 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	185092	17x7		119	45.39		5,401
EPKS	Enclosed Porch - Kneewall Screen	185093	38x15		570	47.60		27,132
ODFP	Outdoor Fireplace/Firepit			1 2025	1	7,704.33		7,704
ODRK	Outdoor Kitchen			1 2025	1	8,350.00		8,350



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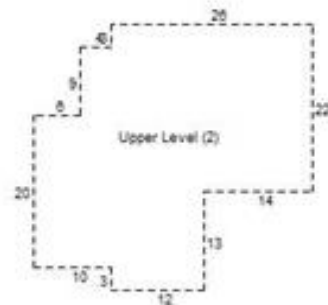
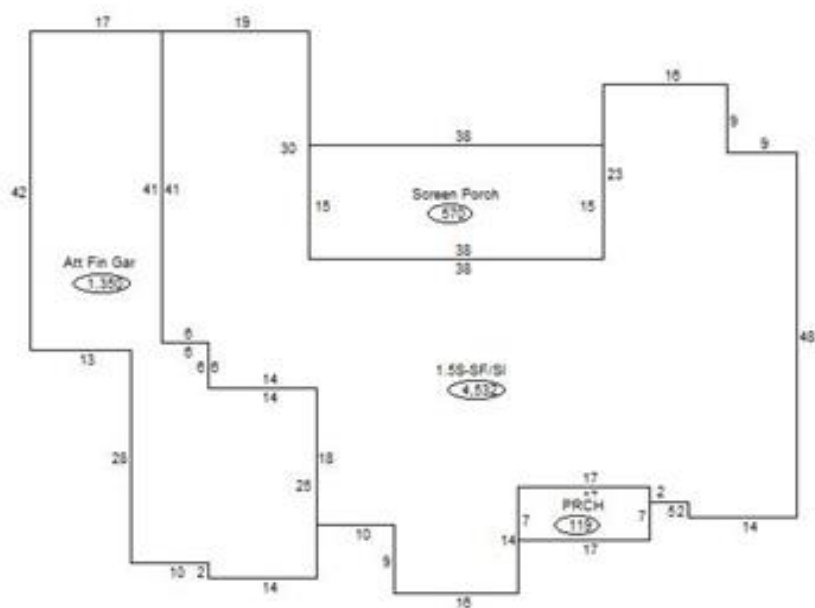
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### Sketch Image

660109935



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	1,350	1.000	1,350
2	R	5	Slab	20	1.5S-SF/SI	3,568	1.270	4,532
3	U	^UL		20	Upper Level (2)	964	1.000	964
4	M	PRCH		20	PRCH	119	1.000	119
5	M	EPKS		20	Screen Porch	570	1.000	570
<b>Total Building Area</b>						<b>3,568</b>		<b>4,532</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x40x0	Concrete		960
	Qual	5	Cond 5	Year 2025	Eff Age 0	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (54.68 x 960)	52,493	52,493		52,493