



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:54:33
 Page 1

Assessment Data					Primary Image																																																																																												
Account 660097271 Parcel ID 000000-00-0-00036-001-0001 Cadastral ID 01-20-14-02010 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341230 LOYD, CHRISTOPHER & LORIE 17709 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17709 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_000: 7/21/2021</p>																																																																																												
Legal Description Lat/Long: 36.24662357 -95.77935632 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 1																																																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	42,661.00 x 4.22 = 180,120	
Factor Value		
Adjustments	1.4515	
Lot Value	261,444	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_000: 7/21/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,717 / 4,299
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,717
Fixture/RghIn	24 /
Bed/F/H Bath	5 / 5.0 / 2.0
Basement Area	
Garage Type	893 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	882,857	205.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,025,480		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.07	Total Misc Impr	+ 36,684
Roofing Adj	+ 4.47	Garage Cost	+ 73,083
Subfloor Adj	+ -4.20	Total RCN	= 718,591
Heat/Cool Adj	+ 20.10	Depreciation (3%)	- 21,558
Plumbing Adj	+ 12.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 697,033
Adj Base Cost	= 141.62	Lot Value	+ 261,444
Total Area	x 4,299	Indicated Value	= 958,477
Adjusted Cost	= 608,824	Value Per SqFt	222.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	697,033		
Lot Value	261,444		
Indicated Value	958,477	222.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	958,477	222.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	136806	7x5		35	45.87		1,605
PRCH	SLAB PORCH - COVERED	136807	16x10		160	45.04		7,206
PRCH	SLAB PORCH - COVERED	136808	16x10		160	45.04		7,206
PATO	SLAB PORCH - OPEN	136947	20x12		240	14.66		3,518
PATO	SLAB PORCH - OPEN	136948	20x8		160	16.21		2,594
PATO	SLAB PORCH - OPEN	137266	441		441	12.76		5,627



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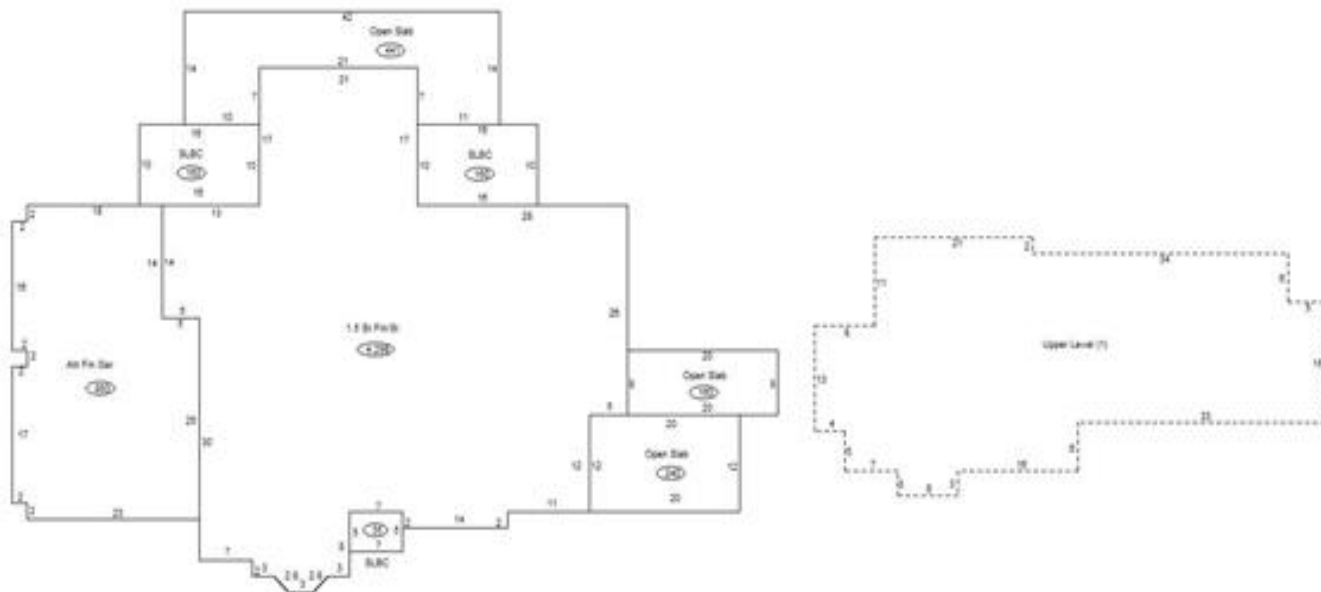
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Sketch Image

660097271



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,717	1.582	4,299
2	U	^UL		13	Upper Level (1)	1,582	1.000	1,582
3	G	5		13	Att Fin Gar	893	1.000	893
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PRCH		13	SLBC	160	1.000	160
6	M	PRCH		13	SLBC	160	1.000	160
7	M	PATO		13	Open Slab	240	1.000	240
8	M	PATO		13	Open Slab	160	1.000	160
9	M	PATO		13	Open Slab	441	1.000	441
Total Building Area						2,717		4,299