




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 660097273 Parcel ID 000000-00-0-00377-001-0003 Cadastral ID 01-20-14-02030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 325561 BASKINS, JOSH & KATIE 17749 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17749 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0003 / 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_001 7/21/2021</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.24675120 -95.77840225 | | | | | | | | | | | | | | | | | | | |
| HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 3 | | | | | Building Permits <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>R2016 06 4</td> <td>R18-NEW 5196 SQ FT SFR</td> <td>07/2016</td> <td>12/2017</td> <td>495,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R2016 06 4 | R18-NEW 5196 SQ FT SFR | 07/2016 | 12/2017 | 495,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| R2016 06 4 | R18-NEW 5196 SQ FT SFR | 07/2016 | 12/2017 | 495,000 | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | JAMES, MICHAEL ROSS & SIXTHDAY PROPERTIES LLC | 08/31/2018 | 797,500 | YES | | | | | | | | | | |
| | | | | | 2642/356 | SIXTHDAY PROPERTIES LLC | 06/08/2017 | 775,000 | YES | | | | | | | | | | |
| | | | | | 2541/475 | C.A.B.O. DEVELOPMENT CO LLC | 03/30/2016 | 91,000 | 15 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | |
| Remove Cap | 2019 | | Land Value 153,725 | 153,725 | 11% | 16,910 | Assessed | 92,398 | 9,051.31 | | | | | | | | | | |
| Year Frozen | | | Improvements 686,254 | 686,254 | | 75,488 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 839,979 | 839,979 | | 92,398 | Total Taxable | 91,398 | 8,953.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660097273 | BASKINS, JOSH & KATIE | | | 3 | 895,664 | 1000 | 97,523 | 9,553.00 | | | | | | | | | | |
| 2024 | 2024-660097273 | BASKINS, JOSH & KATIE | | | 3 | 956,931 | 1000 | 100,555 | 9,660.00 | | | | | | | | | | |
| 2023 | 2023-660097273 | BASKINS, JOSH & KATIE | | | 3 | 917,241 | 1000 | 97,597 | 9,146.00 | | | | | | | | | | |
| 2022 | 2022-660097273 | BASKINS, JOSH & KATIE | | | 3 | 891,772 | 1000 | 94,726 | 9,280.00 | | | | | | | | | | |
| 2021 | 2021-660097273 | BASKINS, JOSH & KATIE | | | 3 | 846,061 | 1000 | 91,938 | 8,894.00 | | | | | | | | | | |
| 2020 | 2020-660097273 | BASKINS, JOSH & KATIE | | | 3 | 831,917 | 1000 | 89,231 | 8,620.00 | | | | | | | | | | |
| 2019 | 2019-660097273 | BASKINS, JOSH & KATIE | | | 3 | 796,390 | 0 | 87,603 | 8,469.00 | | | | | | | | | | |
| 2018 | 2018-660097273 | BASKINS, JOSH & KATIE | | | 3 | 774,544 | 0 | 85,200 | 7,930.00 | | | | | | | | | | |
| 2017 | 2017-660097273 | JAMES, MICHAEL ROSS & | | | 3 | 6,577 | 0 | 723 | 68.00 | | | | | | | | | | |
| 2016 | 2016-660097273 | SIXTHDAY PROPERTIES LLC | | | 3 | 6,577 | 0 | 723 | 68.00 | | | | | | | | | | |



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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 | 35,339.00 x 4.35 = 153,725 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 153,725 | |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_001 7/21/2021

| 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 | 5% Veneer, Stone 95% Veneer, Masonry |
| Base/Total Area | 2,882 / 4,751 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,882 |
| Fixture/RghIn | 22 / |
| Bed/F/H Bath | 5 / 5.0 / |
| Basement Area | |
| Garage Type | 952 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 | 801,395 | 168.68 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 6 | | |
| Indicated Value | 874,000 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 100.73 | Total Misc Impr | + 49,532 |
| Roofing Adj | + 3.67 | Garage Cost | + 57,758 |
| Subfloor Adj | + -2.65 | Total RCN | = 714,848 |
| Heat/Cool Adj | + 17.38 | Depreciation (4%) | - 28,594 |
| Plumbing Adj | + 8.75 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 686,254 |
| Adj Base Cost | = 127.88 | Lot Value | + 153,725 |
| Total Area | x 4,751 | Indicated Value | = 839,979 |
| Adjusted Cost | = 607,558 | Value Per SqFt | 176.80 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 686,254 | | |
| Lot Value | 153,725 | | |
| Indicated Value | 839,979 | 176.80 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 839,979 | 176.80 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 2 | 2 | 7,721.18 | | 15,442 |
| PRCH | SLAB PORCH - COVERED | 134405 | 11x6 | | 66 | 36.44 | | 2,405 |
| PRCH | SLAB PORCH - COVERED | 134406 | 275 | | 275 | 35.31 | | 9,710 |
| PRCH | SLAB PORCH - COVERED | 134407 | 25x10 | | 250 | 35.43 | | 8,858 |
| PATO | SLAB PORCH - OPEN | 134408 | 17x6 | | 102 | 15.19 | | 1,549 |
| PRCH | SLAB PORCH - COVERED | 134409 | 13x5 | | 65 | 36.44 | | 2,369 |
| PRCH | SLAB PORCH - COVERED | 134410 | 26x10 | | 260 | 35.38 | | 9,199 |



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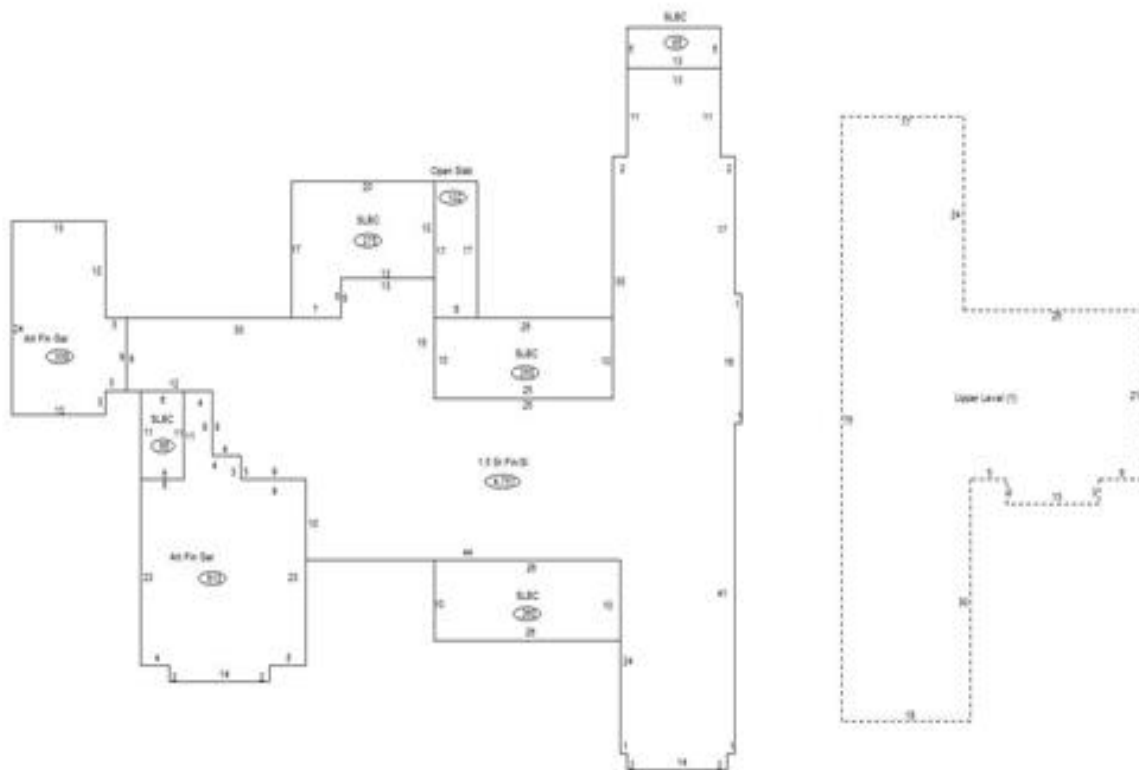
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Sketch Image

660097273



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 | 2,882 | 1.649 | 4,751 |
| 2 | G | 5 | | 13 | Att Fin Gar | 613 | 1.000 | 613 |
| 3 | G | 5 | | 13 | Att Fin Gar | 339 | 1.000 | 339 |
| 4 | M | PRCH | | 13 | SLBC | 66 | 1.000 | 66 |
| 5 | M | PRCH | | 13 | SLBC | 275 | 1.000 | 275 |
| 6 | M | PRCH | | 13 | SLBC | 250 | 1.000 | 250 |
| 7 | M | PATO | | 13 | Open Slab | 102 | 1.000 | 102 |
| 8 | M | PRCH | | 13 | SLBC | 65 | 1.000 | 65 |
| 9 | M | PRCH | | 13 | SLBC | 260 | 1.000 | 260 |
| 10 | U | ^UL | | 13 | Upper Level (1) | 1,869 | 1.000 | 1,869 |
| Total Building Area | | | | | | 2,882 | | 4,751 |