




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:54:38
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Assessment Data					Primary Image														
Account 660097274 Parcel ID 000000-00-0-00377-001-0004 Cadastral ID 01-20-14-02040 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317660 HALL, DREW & KIMBERLY 17805 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17805 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0004 / 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: 36.24686865 -95.77801360																			
HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 4					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 05 4</td> <td>R17-NEW 4321 SQ FT SFR</td> <td>05/2016</td> <td>12/2016</td> <td>550,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 05 4	R17-NEW 4321 SQ FT SFR	05/2016	12/2016	550,000
Number	Description	Opened	Closed	Amount															
R2016 05 4	R17-NEW 4321 SQ FT SFR	05/2016	12/2016	550,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2531/54	C.A.B.O. DEVELOPMENT GROUP LLC	02/19/2016	93,000	17										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 155,443	152,623	11%	16,789	Assessed	89,353	8,753.02										
Year Frozen			Improvements 679,916	659,669		72,564	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 835,359	812,292		89,353	Total Taxable	89,353	8,753.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097274	HALL, DREW & KIMBERLY			3	783,700	0	85,097	8,336.00										
2024	2024-660097274	HALL, DREW & KIMBERLY			3	803,126	0	81,046	7,786.00										
2023	2023-660097274	HALL, DREW & KIMBERLY			3	759,077	0	77,186	7,233.00										
2022	2022-660097274	HALL, DREW & KIMBERLY			3	734,050	0	73,510	7,202.00										
2021	2021-660097274	HALL, DREW & KIMBERLY			3	636,455	0	70,010	6,773.00										
2020	2020-660097274	HALL, DREW & KIMBERLY			3	631,724	0	69,389	6,703.00										
2019	2019-660097274	HALL, DREW & KIMBERLY			3	600,767	0	66,084	6,388.00										
2018	2018-660097274	HALL, DREW & KIMBERLY			3	610,616	0	67,168	6,252.00										
2017	2017-660097274	HALL, DREW & KIMBERLY			3	620,482	0	68,253	6,420.00										
2016	2016-660097274	HALL, DREW & KIMBERLY			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	0.8203		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	35,734.00 x 4.35 = 155,443		
Factor Value			
Adjustments	1.0000		
Lot Value	155,443		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Stucco
Base/Total Area	3,290 / 4,691
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,290
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	1,008 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	822,990	175.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	942,110		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.43	Total Misc Impr	+ 37,605
Roofing Adj	+ 4.44	Garage Cost	+ 64,935
Subfloor Adj	+ -3.01	Total RCN	= 715,701
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 35,785
Plumbing Adj	+ 9.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 679,916
Adj Base Cost	= 130.71	Lot Value	+ 155,443
Total Area	x 4,691	Indicated Value	= 835,359
Adjusted Cost	= 613,161	Value Per SqFt	178.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	679,916		
Lot Value	155,443		
Indicated Value	835,359	178.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	835,359	178.08	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	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2016	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	130488	44x13		572	34.97		20,003
PRCH	Porch	130489	98		98	37.00		3,626

