



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:54:40
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Assessment Data					Primary Image																																																																																												
Account 660097275 Parcel ID 000000-00-0-00377-001-0005 Cadastral ID 01-20-14-02050 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317173 PHILLIPS, MELANIE K 17825 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17825 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0005 / 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_0011 7/21/2021</p>																																																																																												
Legal Description Lat/Long: 36.24693248 -95.77747232 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 5																																																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8209		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	35,760.00 x 4.35 = 155,556		
Factor Value			
Adjustments	1.1250		
Lot Value	175,001		



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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	100% Veneer, Masonry
Base/Total Area	3,314 / 4,650
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,314
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	849 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adjusted R	0.8747		
Indicated Value	848,222	182.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	932,290		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.80	Total Misc Impr	+ 40,872
Roofing Adj	+ 4.50	Garage Cost	+ 54,693
Subfloor Adj	+ -3.05	Total RCN	= 718,340
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 35,917
Plumbing Adj	+ 8.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 682,423
Adj Base Cost	= 133.93	Lot Value	+ 175,001
Total Area	x 4,650	Indicated Value	= 857,424
Adjusted Cost	= 622,775	Value Per SqFt	184.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	682,423		
Lot Value	175,001		
Indicated Value	857,424	184.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	857,424	184.39	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
PRCH	SLAB PORCH - COVERED	124925		186	186	36.38		6,767
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	124926		18x12	216	40.05		8,651
PRCH	SLAB PORCH - COVERED	124927		466	466	35.35		16,473
PRCH	SLAB PORCH - COVERED	124928		7x3	21	37.27		783



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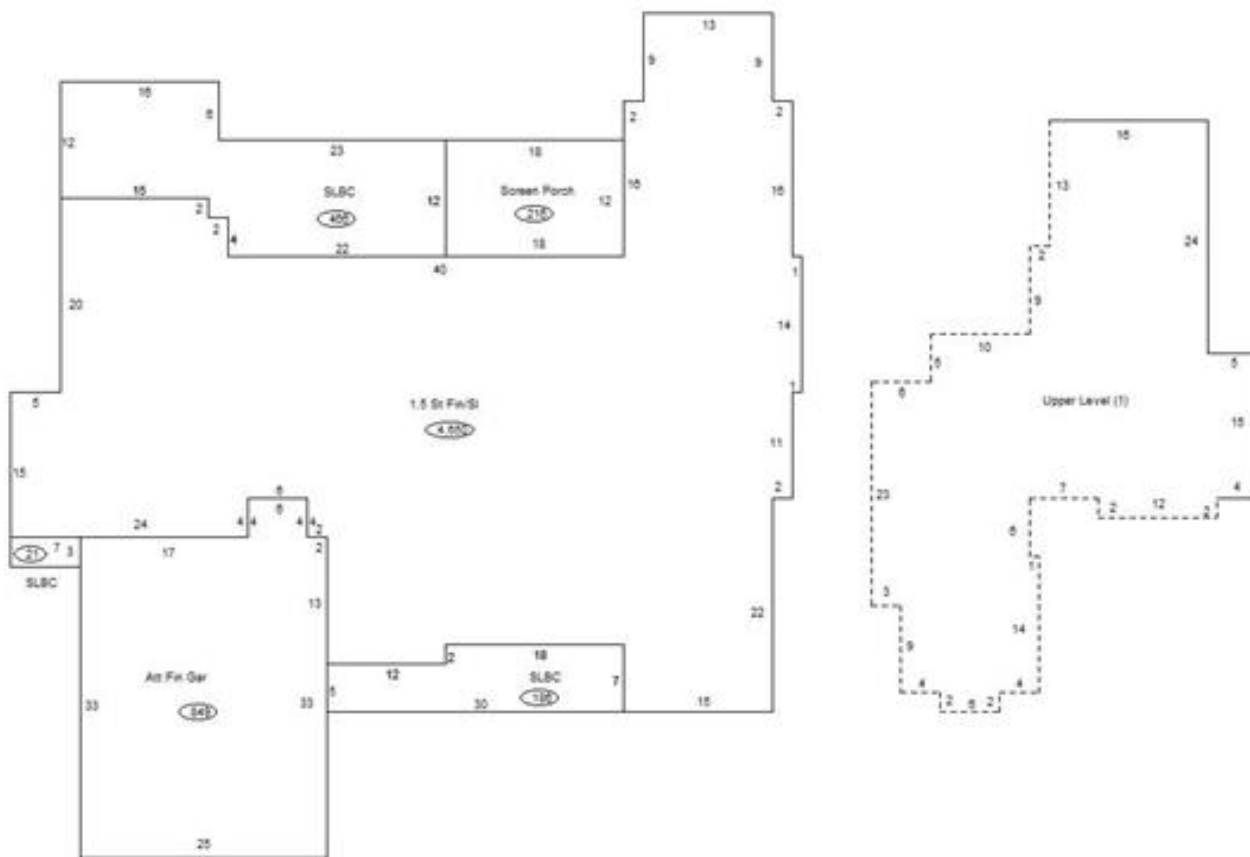
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Sketch Image

660097275



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/Sl	3,314	1.403	4,650
2	U	^UL		13	Upper Level (1)	1,336	1.000	1,336
3	G	5		13	Att Fin Gar	849	1.000	849
4	M	PRCH		13	SLBC	186	1.000	186
5	M	EPKS		13	Screen Porch	216	1.000	216
6	M	PRCH		13	SLBC	466	1.000	466
7	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						3,314		4,650