




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 660097290 Parcel ID 000000-00-0-00377-002-0003 Cadastral ID 01-20-14-02200 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318662 EDGINGTON, BRADLEY D & KIMBERLY 17804 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17804 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0003 / 0002 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_008 7/21/2021</p>																			
Legal Description Lat/Long: 36.24591134 -95.77792157																								
HIGHLAND POINTE I AT STONE CANYON BLOCK 2 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>R18</td> <td>R20- NEW POOL</td> <td>12/2018</td> <td>06/2019</td> <td></td> </tr> <tr> <td>R2015 10 33</td> <td>R17-NEW 4215 SQ FT SFR</td> <td>10/2015</td> <td>07/2016</td> <td>421,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R20- NEW POOL	12/2018	06/2019		R2015 10 33	R17-NEW 4215 SQ FT SFR	10/2015	07/2016	421,000
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R18	R20- NEW POOL	12/2018	06/2019																					
R2015 10 33	R17-NEW 4215 SQ FT SFR	10/2015	07/2016	421,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					2558/192	1ST CHOICE QUALITY BUILDERS LLC	06/17/2016	629,000	YES															
					2481/27	C.A.B.O. DEVELOPMENT GROUP LLC	06/19/2015	80,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2017		Land Value	179,995	179,995	11%	19,799	Assessed	91,248															
Year Frozen			Improvements	657,265	649,540		71,449	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	837,260	829,535		91,248	Total Taxable	91,248															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	791,150	0	86,904	8,513.00															
2024	2024-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	807,591	0	82,765	7,951.00															
2023	2023-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	716,585	0	78,825	7,387.00															
2022	2022-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	726,956	0	79,965	7,834.00															
2021	2021-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	695,125	0	76,464	7,397.00															
2020	2020-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	689,550	0	75,716	7,314.00															
2019	2019-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	629,675	0	69,264	6,696.00															
2018	2018-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	640,265	0	70,429	6,556.00															
2017	2017-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	634,995	0	69,850	6,570.00															
2016	2016-660097290	EDGINGTON, BRADLEY D & KIMBERLY			3	80,000	0	8,800	829.00															



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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	39,585.00 x 4.35 = 172,195		
Factor Value			
Adjustments	1.0453		
Lot Value	179,995		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_008I 7/21/2021

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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,843 / 4,093
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,843
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	984 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	787,192	192.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	945,120 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.17	Total Misc Impr	+ 34,438
Roofing Adj	+ 4.48	Garage Cost	+ 63,389
Subfloor Adj	+ -3.04	Total RCN	= 670,151
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 33,508
Plumbing Adj	+ 10.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 636,643
Adj Base Cost	= 139.83	Lot Value	+ 179,995
Total Area	x 4,093	Indicated Value	= 816,638
Adjusted Cost	= 572,324	Value Per SqFt	199.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	636,643		
Lot Value	179,995		
Indicated Value	816,638	199.52	Per SqFt
Agland Value			
Site Improvements	20,622		
Total Value	837,260	204.56	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		
PRCH	SLAB PORCH - COVERED	127710	16x11		176	36.45		6,415
PRCH	SLAB PORCH - COVERED	127711	10x5		50	37.16		1,858
PRCH	SLAB PORCH - COVERED	127712	16x16		256	36.09		9,239
PRCH	SLAB PORCH - COVERED	141424	18x9		162	36.55		5,921
PATO	SLAB PORCH - OPEN	141425	16x9		144	15.48		2,229
PATO	SLAB PORCH - OPEN	141426	18x2		36	16.05		578



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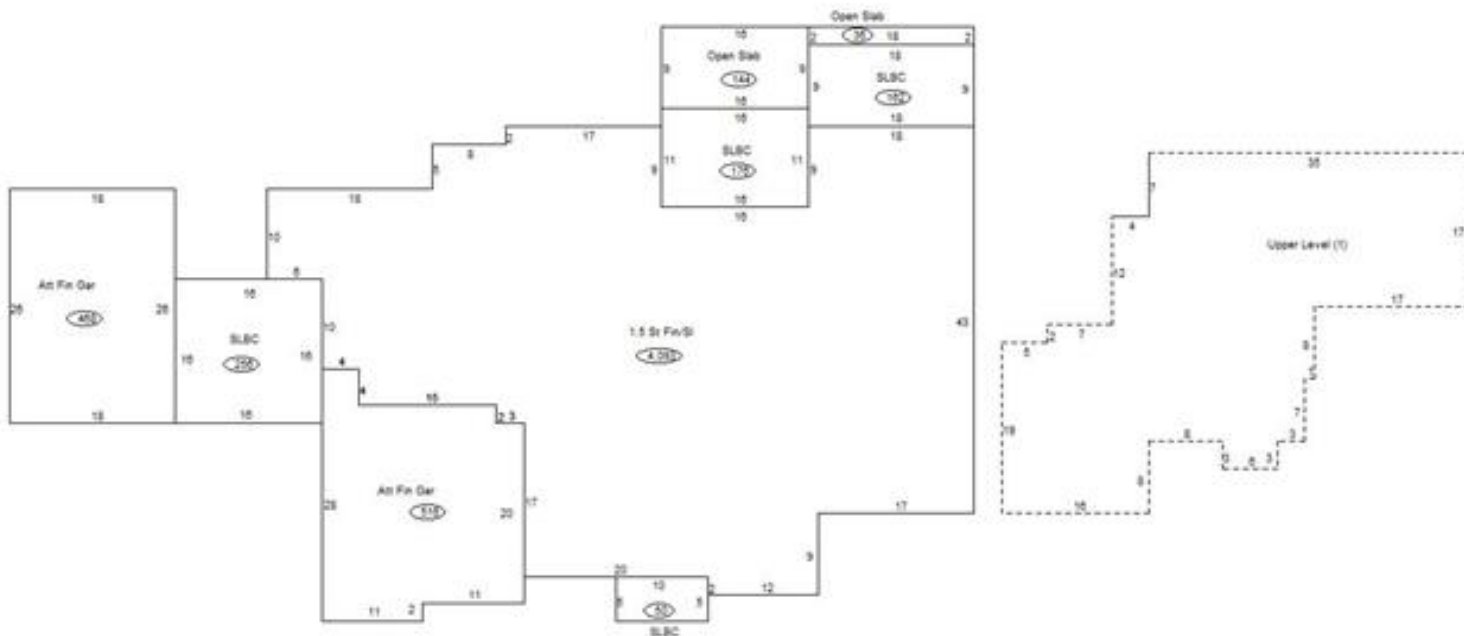
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Sketch Image

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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	2,843	1.440	4,093
2	G	5		13	Att Fin Gar	516	1.000	516
3	U	^UL		13	Upper Level (1)	1,250	1.000	1,250
4	M	PRCH		13	SLBC	176	1.000	176
5	M	PRCH		13	SLBC	50	1.000	50
6	M	PRCH		13	SLBC	256	1.000	256
7	G	5		13	Att Fin Gar	468	1.000	468
8	M	PRCH		13	SLBC	162	1.000	162
9	M	PATO		13	Open Slab	144	1.000	144
10	M	PATO		13	Open Slab	36	1.000	36
Total Building Area						2,843		4,093



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	12x32x0	Concrete		384
	Qual	5	Cond 5	Year	2019	Eff Age 3
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (63.18 x 384)		24,261	24,261	3,639		20,622