



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:55:10  
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Assessment Data					Primary Image														
<b>Account</b> 660097291 <b>Parcel ID</b> 000000-00-0-00377-002-0004 <b>Cadastral ID</b> 01-20-14-02210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 345302 <b>NBB SUNSET TRUST 2024 LLC</b>  1233 N CEDAR BOX 301 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17750 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_008! 7/22/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24580751 -95.77840161																			
HIGHLAND POINTE I AT STONE CANYON BLOCK 2 LOT 4					<b>Building Permits</b> <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>R2015 08 5</td> <td>R17-NEW 4298 SQ FT SFR</td> <td>08/2015</td> <td>12/2016</td> <td>420,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 08 5	R17-NEW 4298 SQ FT SFR	08/2015	12/2016	420,000
Number	Description	Opened	Closed	Amount															
R2015 08 5	R17-NEW 4298 SQ FT SFR	08/2015	12/2016	420,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	CONERLY, CARLOS & BEVERLY	09/17/2024	925,000	YES										
					/	AMEN, JENNIFER J & SAMUEL A	06/13/2019	675,000	YES										
					2549/662	EPIC CUSTOM HOMES LLC	05/10/2016	672,500	YES										
					2491/819	C.A.B.O. DEVELOPMENT GROUP LLC	08/11/2015	93,000	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	252,751	252,751	11%	27,803	<b>Assessed</b>	104,803										
<b>Year Frozen</b>			<b>Improvements</b>	735,861	699,999		77,000	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000										
<b>TIF Project ID</b>	0		<b>Total Value</b>	988,612	952,750		104,803	<b>Total Taxable</b>	103,803										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660097291	NBB SUNSET TRUST 2024 LLC			3	925,000	1000	100,750	9,869.00										
2024	2024-660097291	NBB SUNSET TRUST 2024 LLC			3	846,651	1000	80,661	7,749.00										
2023	2023-660097291	CONERLY, CARLOS & BEVERLY			3	759,079	1000	78,282	7,336.00										
2022	2022-660097291	CONERLY, CARLOS & BEVERLY			3	727,008	1000	75,973	7,443.00										
2021	2021-660097291	CONERLY, CARLOS & BEVERLY			3	679,377	1000	73,731	7,133.00										
2020	2020-660097291	CONERLY, CARLOS & BEVERLY			3	674,291	0	74,172	7,165.00										
2019	2019-660097291	CONERLY, CARLOS M &			3	670,344	0	73,738	7,128.00										
2018	2018-660097291	AMEN, JENNIFER J & SAMUEL A			3	682,526	0	75,078	6,988.00										
2017	2017-660097291	AMEN, JENNIFER J & SAMUEL A			3	676,918	0	74,461	7,004.00										
2016	2016-660097291	AMEN, JENNIFER J & SAMUEL A			3	95,000	0	10,450	984.00										



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
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	40,304.00 x 4.33 = 174,699	
Factor Value		
Adjustments	1.4468	
Lot Value	252,751	

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% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,251 / 4,298
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,251
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	1,263 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adjusted R	0.8747		
Indicated Value	905,691	210.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,046,230		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	735,861		
Lot Value	252,751		
Indicated Value	988,612	230.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	988,612	230.02	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.59	Total Misc Impr	+	51,896			
Roofing Adj	+ 5.22	Garage Cost	+	103,364			
Subfloor Adj	+ -4.91	Total RCN	=	766,522			
Heat/Cool Adj	+ 20.10	Depreciation ( 4%)	-	30,661			
Plumbing Adj	+ 8.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	735,861			
Adj Base Cost	= 142.22	Lot Value	+	252,751			
Total Area	x 4,298	Indicated Value	=	988,612			
Adjusted Cost	= 611,262	Value Per SqFt		230.02			

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	129108	8x8		64	45.73		2,927
PRCH	SLAB PORCH - COVERED	129109	10x5		50	45.80		2,290
PRCH	SLAB PORCH - COVERED	129111	180		180	44.87		8,077
PRCH	SLAB PORCH - COVERED	129112	610		610	42.88		26,157
PRCH	SLAB PORCH - COVERED	129113	14x4		56	45.77		2,563
PATO	SLAB PORCH - OPEN	129114	14x4		56	17.04		954

