



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 660097293 Parcel ID 000000-00-0-00377-002-0006 Cadastral ID 01-20-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333516 SURFACE, DEAN & KRISTI TRUST 17710 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17710 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0006 / 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_009! 7/22/2021</p>																			
Legal Description Lat/Long: 36.24561603 -95.77934014																								
HIGHLAND POINTE I AT STONE CANYON BLOCK 2 LOT 6					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>P20 000001</td> <td>R21- NEW POOL</td> <td>01/2020</td> <td>08/2020</td> <td>90,000</td> </tr> <tr> <td>R2015 07 23</td> <td>R17-NEW 4000 SQ FT SFR</td> <td>07/2015</td> <td>05/2016</td> <td>494,670</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000001	R21- NEW POOL	01/2020	08/2020	90,000	R2015 07 23	R17-NEW 4000 SQ FT SFR	07/2015	05/2016	494,670
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P20 000001	R21- NEW POOL	01/2020	08/2020	90,000																				
R2015 07 23	R17-NEW 4000 SQ FT SFR	07/2015	05/2016	494,670																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	SURFACE, DARRELL DEAN JR &	11/13/2020	0	4															
					2538/267	SURFACE, DARRELL D & KRISTINA K	03/11/2016	0	4															
					2468/266	C.A.B.O. DEVELOPMENT GROUP LLC	04/15/2015	96,000	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2016		Land Value 182,308	123,487	11%	13,584	Assessed	83,306	8,160.66															
Year Frozen			Improvements 677,817	633,835		69,722	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 860,125	757,322		83,306	Total Taxable	82,306	8,063.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660097293	SURFACE, DEAN & KRISTI			3	811,108	1000	79,879	7,825.00															
2024	2024-660097293	SURFACE, DEAN & KRISTI			3	844,062	1000	77,524	7,448.00															
2023	2023-660097293	SURFACE, DEAN & KRISTI			3	755,742	1000	75,237	7,050.00															
2022	2022-660097293	SURFACE, DEAN & KRISTI			3	720,064	1000	73,016	7,153.00															
2021	2021-660097293	SURFACE, DEAN & KRISTI			3	653,275	1000	70,860	6,855.00															
2020	2020-660097293	SURFACE, DARRELL & KRISTINA-TRUST			3	622,736	1000	66,112	6,386.00															
2019	2019-660097293	SURFACE, DARRELL & KRISTINA-TRUST			3	592,337	1000	64,157	6,202.00															
2018	2018-660097293	SURFACE, DARRELL & KRISTINA-TRUST			3	602,067	1000	65,227	6,071.00															
2017	2017-660097293	SURFACE, DARRELL & KRISTINA-TRUST			3	612,321	1000	65,019	6,116.00															
2016	2016-660097293	SURFACE, DARRELL & KRISTINA-TRUST			3	95,000	0	10,450	984.00															



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0012		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	43,612.00 x 4.18 = 182,308		
Factor Value			
Adjustments	1.0000		
Lot Value	182,308		



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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	5% Veneer, Stone 95% Veneer, Masonry
Base/Total Area	3,160 / 4,236
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,160
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	966 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	817,466 192.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	931,340 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	653,019
Lot Value	182,308
Indicated Value	835,327 197.20 Per SqFt
Agland Value	
Site Improvements	24,798
Total Value	860,125 203.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.37	Total Misc Impr	+ 43,301
Roofing Adj	+ 4.73	Garage Cost	+ 62,230
Subfloor Adj	+ -3.23	Total RCN	= 687,388
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 34,369
Plumbing Adj	+ 9.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 653,019
Adj Base Cost	= 137.36	Lot Value	+ 182,308
Total Area	x 4,236	Indicated Value	= 835,327
Adjusted Cost	= 581,857	Value Per SqFt	197.20

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	129786	36x12		432	35.47		15,323
PRCH	SLAB PORCH - COVERED	129788	106		106	36.94		3,916
PATO	SLAB PORCH - OPEN	146863	12x8		96	16.05		1,541
PATO	SLAB PORCH - OPEN	146864	12x7		84	16.05		1,348
PRCH	SLAB PORCH - COVERED	146865	6x5		30	37.23		1,117
PATO	SLAB PORCH - OPEN	146866	17x17		289	12.66		3,659



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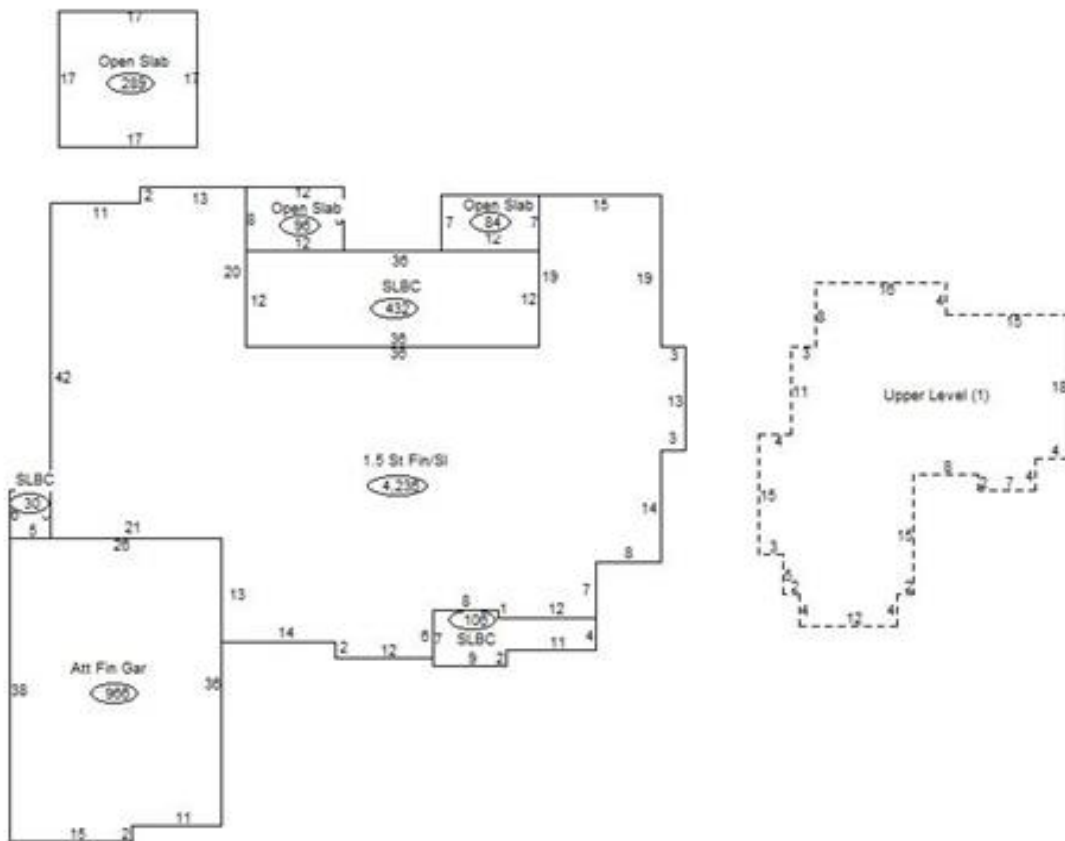
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,160	1.341	4,236
2	U	^UL		20	Upper Level (1)	1,076	1.000	1,076
3	M	PRCH		20	SLBC	432	1.000	432
4	G	5		20	Att Fin Gar	966	1.000	966
5	M	PRCH		20	SLBC	106	1.000	106
6	M	PATO		20	Open Slab	96	1.000	96
7	M	PATO		20	Open Slab	84	1.000	84
8	M	PRCH		20	SLBC	30	1.000	30
9	M	PATO		20	Open Slab	289	1.000	289
Total Building Area						3,160		4,236



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	14x34x0	Concrete		476
	Qual	5	Cond 5	Year 2020	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (61.29 x 476)	29,174	29,174	4,376	24,798