



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:55:49  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660097312 <b>Parcel ID</b> 000000-00-0-00377-004-0009 <b>Cadastral ID</b> 01-20-14-02420 <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> 315220 MOSELEY, TERRY L & DIXIE L TRUST  17840 FLAT ROCK CIR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17840 FLAT ROCK CIR <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0009 / 0004 <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\2021-7-22\IMG_004 7/22/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24432994 -95.77738402 HIGHLAND POINTE I AT STONE CANYON BLOCK 4 LOT 9																																																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7733	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	33,687.00 x 4.35 = 146,538	
Factor Value		
Adjustments	1.1260	
Lot Value	165,002	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG\_004 7/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	3,626 / 3,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,626
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	964 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	728,797	200.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	735,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.26	Total Misc Impr	+ 37,542
Roofing Adj	+ 6.25	Garage Cost	+ 62,101
Subfloor Adj	+ -4.31	Total RCN	= 623,600
Heat/Cool Adj	+ 18.45	Depreciation ( 4%)	- 24,944
Plumbing Adj	+ 7.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 598,656
Adj Base Cost	= 144.50	Lot Value	+ 165,002
Total Area	x 3,626	Indicated Value	= 763,658
Adjusted Cost	= 523,957	Value Per SqFt	210.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	598,656		
Lot Value	165,002		
Indicated Value	763,658	210.61	Per SqFt
Agland Value			
Site Improvements	28,970		
Total Value	792,628	218.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	135443	20x13		260	36.07		9,378
PRCH	SLAB PORCH - COVERED	135444	180		180	36.43		6,557
PRCH	SLAB PORCH - COVERED	135445	142		142	36.69		5,210





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		733		
	Qual	4	Cond	4	Year	2017	Eff Age	5
						0		
						0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (54.14 x 733)		39,685		39,685	10,715	28,970		