



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:55:51  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660097313 <b>Parcel ID</b> 000000-00-0-00377-004-0010 <b>Cadastral ID</b> 01-20-14-02430 <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> 325257 NELSON, NATHAN & MARY  17820 FLAT ROCK CIRCLE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17820 FLAT ROCK CIR <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0010 / 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>660097313_001.JPG 2/27/2024</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24453345 -95.77787859 HIGHLAND POINTE I AT STONE CANYON BLOCK 4 LOT 10																																																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8784		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	38,262.00 x 4.35 = 166,440		
Factor Value			
Adjustments	1.0000		
Lot Value	166,440		



660097313\_001.JPG

2/27/2024

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	5,055 / 5,055
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,055
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,379 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,048,327	207.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,104,290		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	120.97	Total Misc Impr	+ 61,403
Roofing Adj	+ 7.05	Garage Cost	+ 139,541
Subfloor Adj	+ -8.14	Total RCN	= 950,398
Heat/Cool Adj	+ 21.74	Depreciation ( 1%)	- 9,504
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 940,894
Adj Base Cost	= 148.26	Lot Value	+ 166,440
Total Area	x 5,055	Indicated Value	= 1,107,334
Adjusted Cost	= 749,454	Value Per SqFt	219.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	940,894		
Lot Value	166,440		
Indicated Value	1,107,334	219.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,107,334	219.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	2024	1	9,658.49	9,658
ODFP	Outdoor Fireplace/Firepit	0		1	2024	1	9,630.41	9,630
SHLT	STORM SHELTER	0		1	2024	1	0.00	
PRCH	Porch	159666	163			163	46.16	7,524
PRCH	Porch	159667	805			805	42.97	34,591



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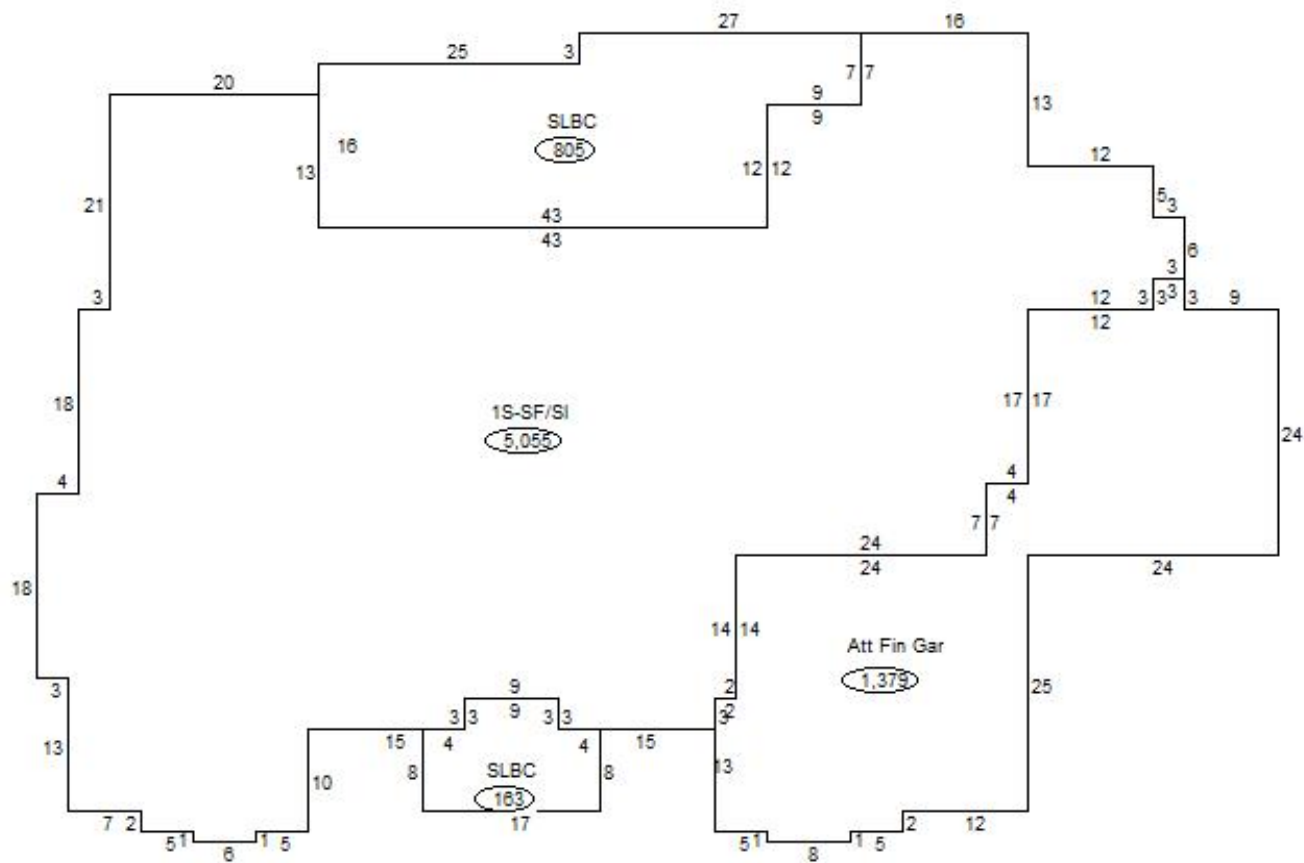
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### Sketch Image

660097313



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	5,055	1.000	5,055
2	G	5		20	Att Fin Gar	1,379	1.000	1,379
3	M	PRCH		20	SLBC	163	1.000	163
4	M	PRCH		20	SLBC	805	1.000	805
<b>Total Building Area</b>						<b>5,055</b>		<b>5,055</b>