



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:55:55
Page 1

Assessment Data					Primary Image																																																																																												
Account 660097315 Parcel ID 000000-00-0-00377-004-0012 Cadastral ID 01-20-14-02450 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342429 WOOD, DONALD W & TAMMY K FAMILY REVOCABLE TRUST 17841 FLAT ROCK CIR OWASSO OK 74055-0000 Parcel Location Situs 17841 FLAT ROCK CIR Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0012 / 0004 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\2021-7-22\IMG_005! 7/22/2021</p>																																																																																												
Legal Description Lat/Long: 36.24509111 -95.77711419 HIGHLAND POINTE I AT STONE CANYON BLOCK 4 LOT 12																																																																																																	
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Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0021	
Topography	1	
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	43,651.00 x 4.18 = 182,397	
Factor Value		
Adjustments	1.1644	
Lot Value	212,374	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,160 / 3,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,160
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	876 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	627,250	198.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	635,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	504,544		
Lot Value	212,374		
Indicated Value	716,918	226.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	716,918	226.87	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.10	Total Misc Impr	+	30,401			
Roofing Adj	+ 5.98	Garage Cost	+	53,147			
Subfloor Adj	+ -4.33	Total RCN	=	531,099			
Heat/Cool Adj	+ 17.38	Depreciation (5%)	-	26,555			
Plumbing Adj	+ 8.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	504,544			
Adj Base Cost	= 141.63	Lot Value	+	212,374			
Total Area	x 3,160	Indicated Value	=	716,918			
Adjusted Cost	= 447,551	Value Per SqFt		226.87			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
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FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	129124	512		512	34.51		17,669
PRCH	SLAB PORCH - COVERED	129125	139		139	36.05		5,011



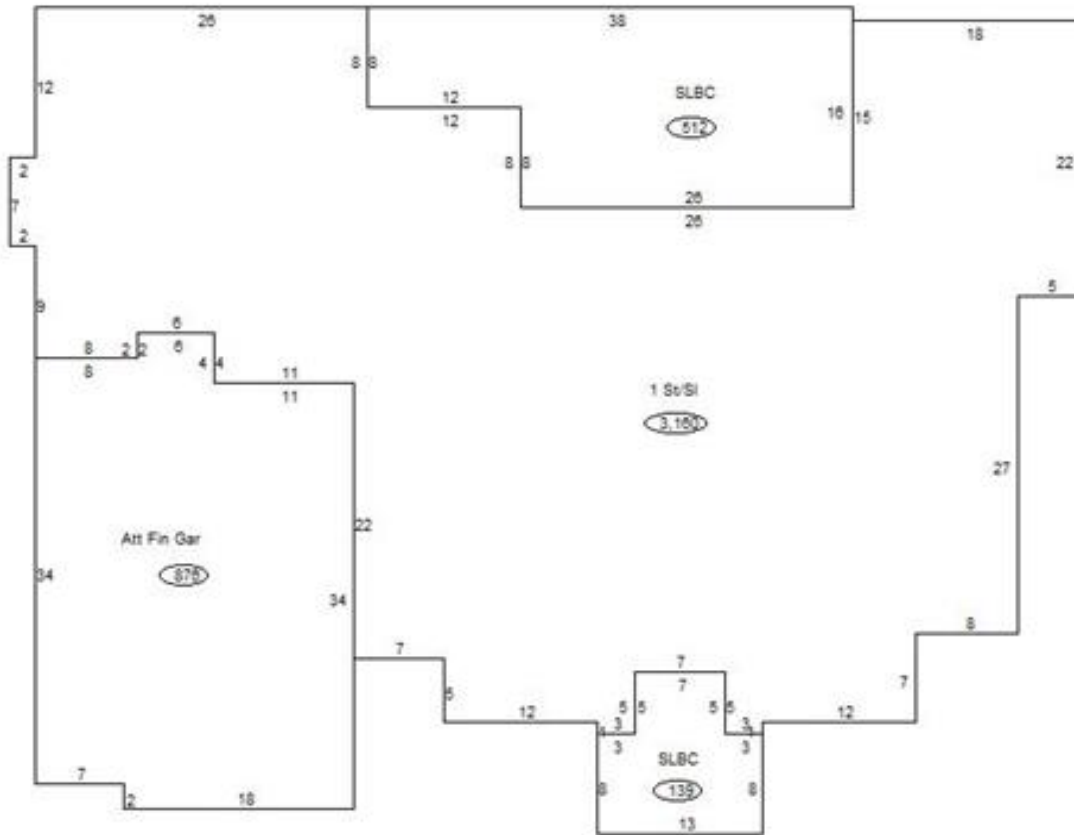
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 Page 3

Sketch Image

660097315



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,160	1.000	3,160
2	G	5		13	Att Fin Gar	876	1.000	876
3	M	PRCH		13	SLBC	512	1.000	512
4	M	PRCH		13	SLBC	139	1.000	139
Total Building Area						3,160		3,160