



# 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	660099747				<p>660099747_005.JPG 9/18/2025</p>				
Parcel ID	0000000-00-00374-001-0001								
Cadastral ID	02-20-14-00410								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	332629								
FEILEN, SHAY E									
17681 E SUNSET RIDGE OWASSO OK 74055-0000									
Parcel Location									
Situs	17681 E SUNSET RDG								
Subdivision	HIGHLAND POINTE AT STONE CANYON PHASE II								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24664348 -95.77979840									
Building Permits									
LOT 1 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II									
Number	Description	Opened	Closed	Amount					
r2017-09-14	R18- NEW POOL	09/2017	12/2017						
R2017 05 26	R18-NEW 4567 SQ FT SFR	05/2017	12/2017	500,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ADAMS, REID & ALISSA TRUST	10/30/2020	870,000	YES					
/	ADAMS, KENDALL REID II &	09/11/2018	0	4					
2635/339	C.A.B.O. DEVELOPMENT COMPANY LI	05/17/2017	95,000	YES					

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	217,000	199,525	11%	21,948	Assessed	103,191	10,108.59
Year Frozen		Improvements	759,224	738,575		81,243	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	976,224	938,100	103,191	Total Taxable	102,191	10,011.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099747	PATTERSON, CLINT M & SHAY E	3	934,063	1000	99,186	9,716.00	
2024	2024-660099747	PATTERSON, CLINT M & SHAY E	3	972,462	1000	96,267	9,248.00	
2023	2023-660099747	PATTERSON, CLINT M & SHAY E	3	867,620	1000	93,435	8,756.00	
2022	2022-660099747	PATTERSON, CLINT M & SHAY E	3	833,492	1000	90,684	8,884.00	
2021	2021-660099747	PATTERSON, CLINT M & SHAY E	3	872,165	1000	94,938	9,184.00	
2020	2020-660099747	ADAMS, REID & ALISSA TRUST	3	647,304	1000	69,304	6,695.00	
2019	2019-660099747	ADAMS, REID & ALISSA TRUST	3	620,515	1000	67,257	6,502.00	
2018	2018-660099747	ADAMS, REID & ALISSA TRUST	3	647,626	1000	70,239	6,538.00	
2017	2017-660099747	ADAMS, KENDALL REID II &	3	9,258	0	1,018	96.00	



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0361		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	45,132.00 x 4.12 = 185,804		
Factor Value			
Adjustments	1.1679		
Lot Value	217,000		



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	100% Veneer, Masonry
Base/Total Area	3,200 / 4,763
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,200
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	992 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 7

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	941,659	197.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,050,990		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.60	Total Misc Impr	+ 34,541
Roofing Adj	+ 4.64	Garage Cost	+ 81,185
Subfloor Adj	+ -4.37	Total RCN	= 779,593
Heat/Cool Adj	+ 20.10	Depreciation ( 5%)	- 38,980
Plumbing Adj	+ 7.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 740,613
Adj Base Cost	= 139.38	Lot Value	+ 217,000
Total Area	x 4,763	Indicated Value	= 957,613
Adjusted Cost	= 663,867	Value Per SqFt	201.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	740,613		
Lot Value	217,000		
Indicated Value	957,613	201.05	Per SqFt
Agland Value			
Site Improvements	18,611		
Total Value	976,224	204.96	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	135817		70	70	45.70		3,199
PRCH	SLAB PORCH - COVERED	135818	37x14		518	43.27		22,414



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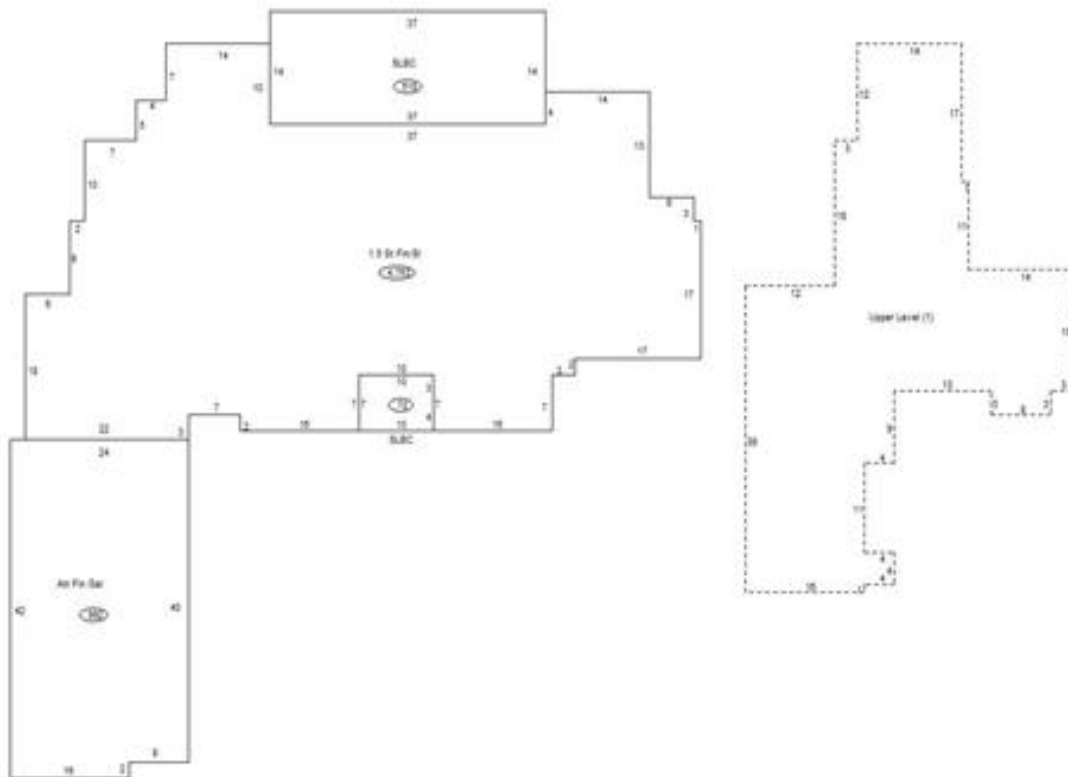
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,200	1.488	4,763
2	U	^UL		13	Upper Level (1)	1,563	1.000	1,563
3	G	5		13	Att Fin Gar	992	1.000	992
4	M	PRCH		13	SLBC	70	1.000	70
5	M	PRCH		13	SLBC	518	1.000	518
<b>Total Building Area</b>						<b>3,200</b>		<b>4,763</b>



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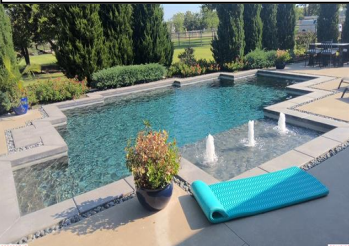
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	30x18x0	Concrete		540
	Qual 4	Cond 3	Year 2017	Eff Age 7		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (56.50 x 540)	30,510	30,510	11,899	18,611