



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:44
Page 1

Assessment Data					Primary Image																			
Account 660099750 Parcel ID 0000000-00-000374-001-0004 Cadastral ID 02-20-14-00440 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330096 MEADE, ROBERT J & EMILY 17621 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17621 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">04/18/2022</p> <p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-4-18\IMG_0008.JF 4/18/2022</p>																			
Legal Description Lat/Long: 36.24664866 -95.78124165																								
LOT 4 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II					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>P21 000084</td> <td>R23- NEW POOL</td> <td>10/2021</td> <td>04/2022</td> <td>70,000</td> </tr> <tr> <td>R20 000384</td> <td>R23- NEW 4790 SQ FT SFR</td> <td>09/2020</td> <td>04/2022</td> <td>636,083</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000084	R23- NEW POOL	10/2021	04/2022	70,000	R20 000384	R23- NEW 4790 SQ FT SFR	09/2020	04/2022	636,083
Number	Description	Opened	Closed	Amount																				
P21 000084	R23- NEW POOL	10/2021	04/2022	70,000																				
R20 000384	R23- NEW 4790 SQ FT SFR	09/2020	04/2022	636,083																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	TUDOR, JACOB N & C.A.B.O. DEVELOPMENT COMPANY LI	02/07/2020 07/06/2018	97,000 96,000	YES YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2021		Land Value 199,980	139,197	11%	15,312	Assessed	101,075	9,901.31															
Year Frozen			Improvements 852,656	779,668		85,763	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 1,052,636	918,865		101,075	Total Taxable	100,075	9,803.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660099750	MEADE, ROBERT J & EMILY			3	1,024,703	1000	97,131	9,515.00															
2024	2024-660099750	MEADE, ROBERT J & EMILY			3	1,030,803	1000	94,274	9,057.00															
2023	2023-660099750	MEADE, ROBERT J & EMILY			3	909,825	1000	91,498	8,574.00															
2022	2022-660099750	MEADE, ROBERT J & EMILY			3	95,000	0	10,450	1,024.00															
2021	2021-660099750	MEADE, ROBERT J & EMILY			3	95,000	0	10,450	1,011.00															
2020	2020-660099750	MEADE, ROBERT J & EMILY			3	95,000	0	10,450	1,009.00															
2019	2019-660099750	TUDOR, JACOB N &			3	95,000	0	10,450	1,010.00															
2018	2018-660099750	TUDOR, JACOB N &			3	9,258	0	1,018	95.00															
2017	2017-660099750	C.A.B.O. DEVELOPMENT COMPANY LLC			3	9,258	0	1,018	96.00															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:45
Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0534		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	45,884.00 x 4.09 = 187,533		
Factor Value			
Adjustments	1.0664		
Lot Value	199,980		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-4-18\IMG_0008.JF 4/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,199 / 4,807
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,199
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	941 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,021,343	212.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,066,420 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.59	Total Misc Impr	+ 34,788
Roofing Adj	+ 4.97	Garage Cost	+ 95,220
Subfloor Adj	+ -5.78	Total RCN	= 831,590
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 16,632
Plumbing Adj	+ 8.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 814,958
Adj Base Cost	= 145.95	Lot Value	+ 199,980
Total Area	x 4,807	Indicated Value	= 1,014,938
Adjusted Cost	= 701,582	Value Per SqFt	211.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	814,958		
Lot Value	199,980		
Indicated Value	1,014,938	211.14	Per SqFt
Agland Value			
Site Improvements	37,698		
Total Value	1,052,636	218.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154100	445		445	44.47		19,789
PRCH	Slab Porch - Covered	154101	12x5		60	46.83		2,810
PRCH	Slab Porch - Covered	154102	9x6		54	46.87		2,531
FPR1	Fireplace - Residential 1 Story			1	1	9,658.49		9,658



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

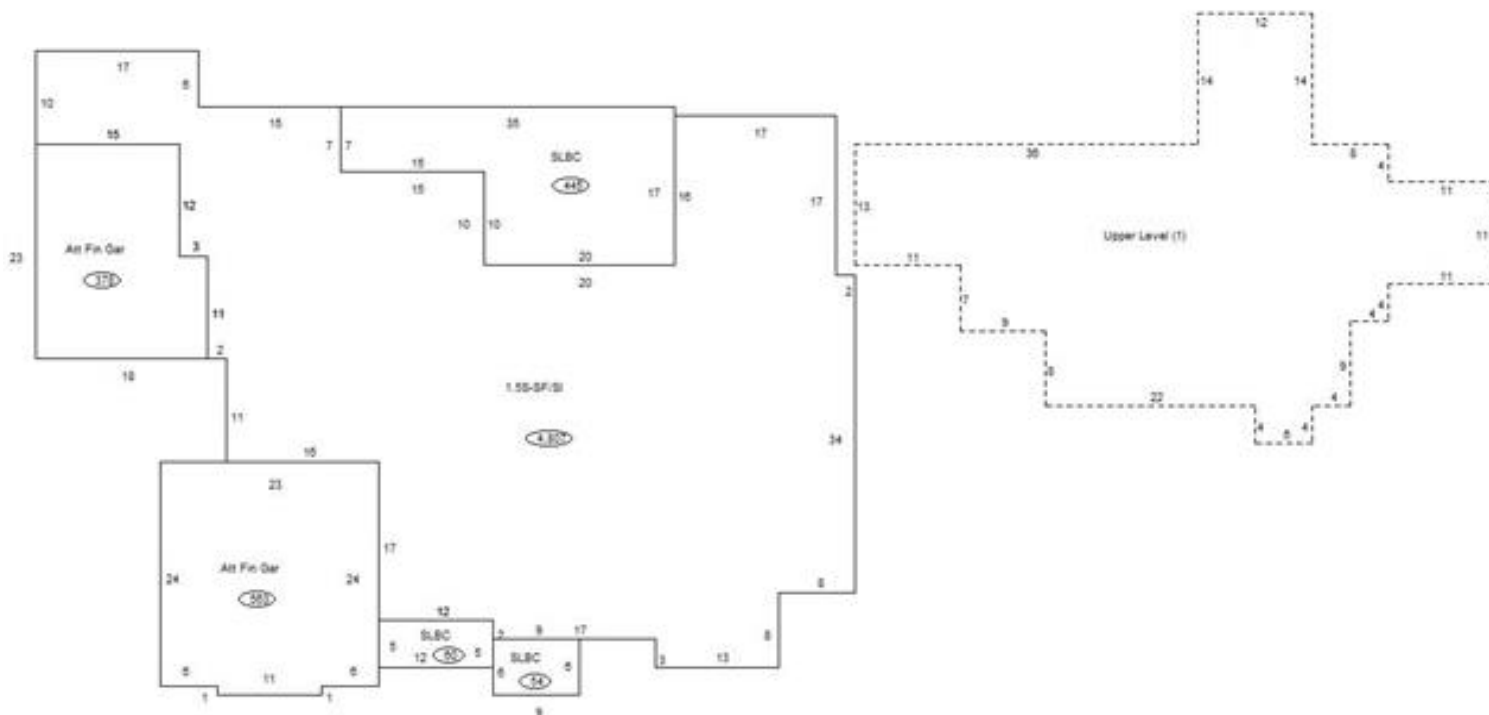
Date 04/18/2026

Time 09:22:45

Page 3

Sketch Image

660099750



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,199	1.503	4,807
2	G	5		13	Att Fin Gar	378	1.000	378
3	G	5		13	Att Fin Gar	563	1.000	563
4	M	PRCH		13	SLBC	445	1.000	445
5	M	PRCH		13	SLBC	60	1.000	60
6	M	PRCH		13	SLBC	54	1.000	54
7	U	^UL		13	Upper Level (1)	1,608	1.000	1,608
Total Building Area						3,199		4,807



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:45
 Page 4

660099750

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	34x18x0	Concrete		612
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (50.19 x 612)		30,716	30,716	4,607	26,109
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1
	Qual	4	Cond 4	Year 2022	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (4,820.00 x 1)		4,820	4,820	578	4,242
	GZBO	Gazebo	14x14x10	Concrete	Composition Shingle	196
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (41.65 x 196)		8,163	8,163	816	7,347