



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:46
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Assessment Data					Primary Image																																																																																				
Account 660099751 Parcel ID 0000000-00-000374-001-0005 Cadastral ID 02-20-14-00450 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346447 WILLIAMS, CHRISTOPHER & CHRISTINE 17601 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17601 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0005 / 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>660099751 09/12/25</p> <p>660099751_001.JPG 9/18/2025</p>																																																																																				
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.1093		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	48,323.00 x 4.00 = 193,143		
Factor Value			
Adjustments	1.3652		
Lot Value	263,679		



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	2,974 / 4,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,974
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	895 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	938,650 216.18 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	901,890 Per SqFt

Cost Approach Manual : 01/2025

Base Cost	113.38	Total Misc Impr	+	83,624
Roofing Adj	+ 4.77	Garage Cost	+	73,247
Subfloor Adj	+ -4.49	Total RCN	=	775,085
Heat/Cool Adj	+ 20.10	Depreciation (5%)	-	38,754
Plumbing Adj	+ 8.62	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	736,331
Adj Base Cost	= 142.38	Lot Value	+	263,679
Total Area	x 4,342	Indicated Value	=	1,000,010
Adjusted Cost	= 618,214	Value Per SqFt		230.31

Value Reconciliation

Selected Approach	Cost Approach
Improvements	736,331
Lot Value	263,679
Indicated Value	1,000,010 230.31 Per SqFt
Agland Value	
Site Improvements	
Total Value	1,000,010 230.31 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	8,928.49		26,785
ODFP	Outdoor Fireplace/Firepit	0		1	1	7,704.33		7,704
PRCH	SLAB PORCH - COVERED	134861	226		226	44.59		10,077
PRCH	Porch	134862	701		701	42.49		29,785
PATO	Patio - Open	134863	9x8		72	17.04		1,227
EPKS	Enclosed Porch - Kneewall Screen	134864	12x10		120	50.17		6,020
PATO	Patio - Open	134865	11x11		121	16.74		2,026



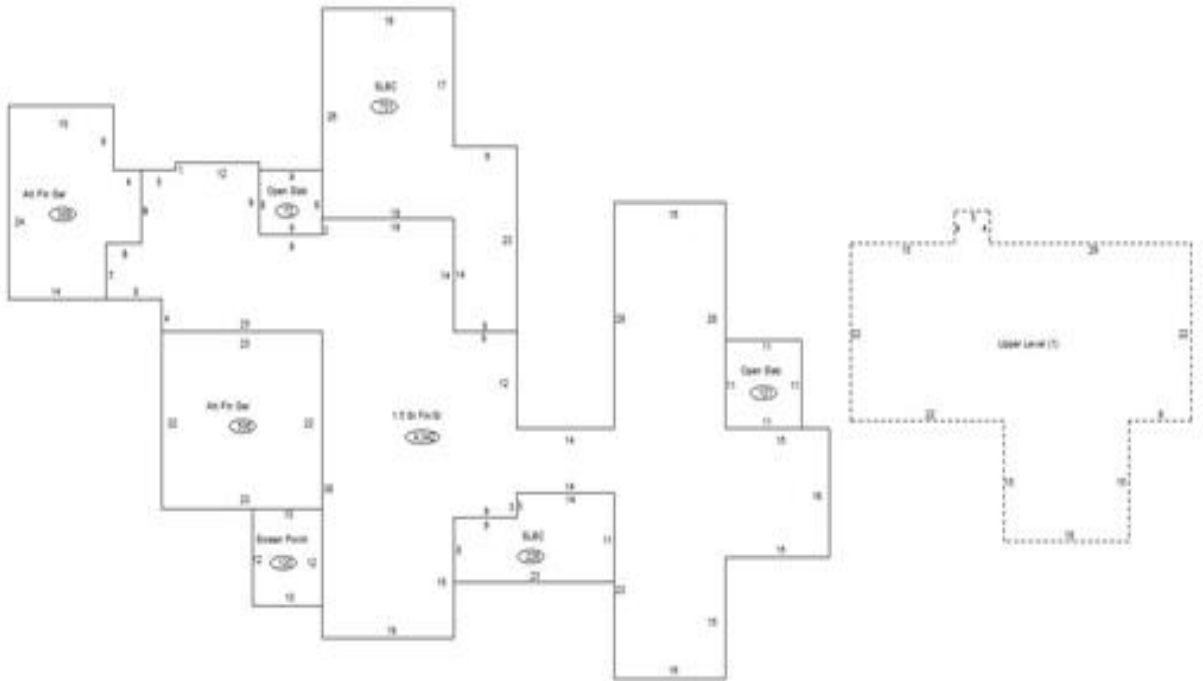
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Sketch Image

660099751



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	2,974	1.460	4,342
2	G	5		13	Att Fin Gar	389	1.000	389
3	G	5		13	Att Fin Gar	506	1.000	506
4	M	PRCH		13	SLBC	226	1.000	226
5	M	PRCH		13	SLBC	701	1.000	701
6	M	PATO		13	Open Slab	72	1.000	72
7	M	EPKS		13	Screen Porch	120	1.000	120
8	M	PATO		13	Open Slab	121	1.000	121
9	U	^UL		13	Upper Level (1)	1,368	1.000	1,368
Total Building Area						2,974		4,342