




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:48
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Assessment Data					Primary Image																																																																																				
Account 660099752 Parcel ID 0000000-00-000374-001-0006 Cadastral ID 02-20-14-00460 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 321952 SMITH, ROBERT D JR & CRYSTAL 17581 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17581 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0006 / 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-29\IMG_003: 7/29/2021</p>																																																																																				
Legal Description Lat/Long: 36.24651839 -95.78230276																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0278		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	44,770.00 x 4.13 = 184,971		
Factor Value			
Adjustments	1.0000		
Lot Value	184,971		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-29\IMG_003: 7/29/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	80% 1 1/2 Story Finished 20% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,786 / 6,198
Style	80% 1 1/2 Story Finished - 20% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,786
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 5.0 /
Basement Area	
Garage Type	1,540 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	1,176,894 189.88 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,268,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	1,066,777
Lot Value	184,971
Indicated Value	1,251,748 201.96 Per SqFt
Agland Value	
Site Improvements	34,582
Total Value	1,286,330 207.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.90	Total Misc Impr	+ 75,948
Roofing Adj	+ 5.06	Garage Cost	+ 126,034
Subfloor Adj	+ -4.71	Total RCN	= 1,065,921
Heat/Cool Adj	+ 20.10	Depreciation (5%)	- 53,296
Plumbing Adj	+ 6.04	Lump Sums	+ 54,152
Basement Adj	+ 0.00	RCNLD	= 1,066,777
Adj Base Cost	= 139.39	Lot Value	+ 184,971
Total Area	x 6,198	Indicated Value	= 1,251,748
Adjusted Cost	= 863,939	Value Per SqFt	201.96

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
SHLT	STORM SHELTER	0		1	2018	1	0.00	
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	139123	18x16		288	49.01		14,115
WODC	WOOD DECK - COVERED	139124	733		733	43.91		32,186
PRCH	SLAB PORCH - COVERED	139125	16x6		96	45.57		4,375
WODC	WOOD DECK - COVERED	139126	499		499	44.02		21,966
PATO	Slab Porch - Open	153097	28x5		140	16.49		2,309
PRCH	Slab Porch - Covered	153098	28x7		196	44.73		8,767
PRCH	Porch	153100	26x12		312	44.22		13,797
PRCH	Slab Porch - Covered	153102	16x8		128	45.31		5,800



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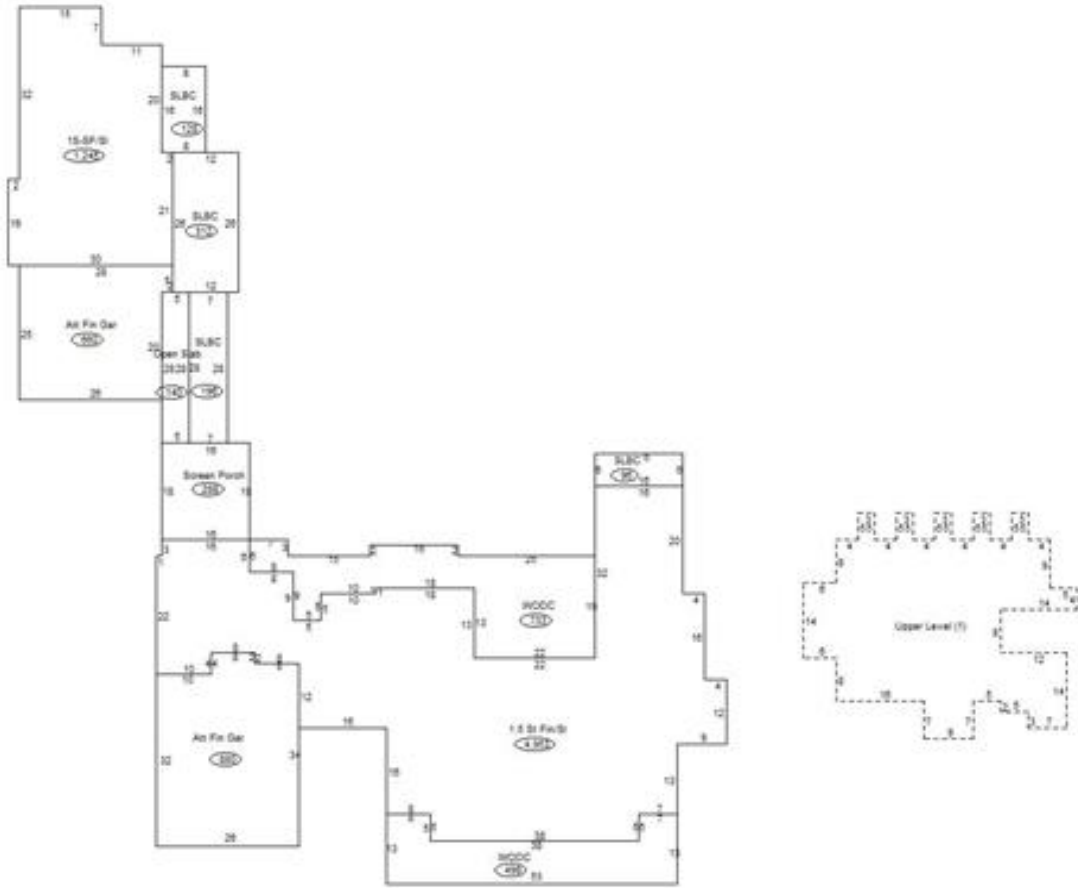
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Sketch Image

660099752



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,541	1.399	4,953
2	M	EPKS		20	Screen Porch	288	1.000	288
3	M	WODC		20	WODC	733	1.000	733
4	M	PRCH		20	SLBC	96	1.000	96
5	M	WODC		20	WODC	499	1.000	499
6	G	5		20	Att Fin Gar	880	1.000	880
7	U	^UL		20	Upper Level (1)	1,412	1.000	1,412
8	M	PATO		20	Open Slab	140	1.000	140
9	M	PRCH		20	SLBC	196	1.000	196
10	G	5		20	Att Fin Gar	660	1.000	660
11	M	PRCH		20	SLBC	312	1.000	312
12	R	1	Slab	20	1S-SF/SI	1,245	1.000	1,245
13	M	PRCH		20	SLBC	128	1.000	128
Total Building Area						4,786		6,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	16x30x0	Concrete		480
	Qual	7	Cond 6	Year 2022	Eff Age 1	
	Valuation Summary Base Cost (69.04 x 480) 33,139		Modifier Total	RCN 33,139	Depr (5% Phys/ % Func) 1,657	RCNLD 31,482
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3,100.00 x 1) 3,100		Modifier Total	RCN 3,100	Depr (0% Phys/ % Func)	RCNLD 3,100