



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 660099753 Parcel ID 0000000-00-000374-001-0007 Cadastral ID 02-20-14-00470 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341696 HOOD, BRYCE & BRIDGETT 17561 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17561 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0007 / 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\ROB STUFF\2023-7-10\IMG_0001.JPG 7/10/2023</p>																								
Legal Description Lat/Long: 36.24634109 -95.78280380																													
LOT 7 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>R24 007</td> <td>R25 NEW POOL</td> <td>02/2024</td> <td>05/2025</td> <td>200,000</td> </tr> <tr> <td>R23 241</td> <td>R24 NEW RMA 1535 SQ FT</td> <td>08/2023</td> <td>05/2025</td> <td>100,000</td> </tr> <tr> <td>R20</td> <td>R23- NEW SFR</td> <td>08/2020</td> <td>07/2023</td> <td>720,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 007	R25 NEW POOL	02/2024	05/2025	200,000	R23 241	R24 NEW RMA 1535 SQ FT	08/2023	05/2025	100,000	R20	R23- NEW SFR	08/2020	07/2023	720,000
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R20	R23- NEW SFR	08/2020	07/2023	720,000																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	/	FARABOUGH HOMES LLC	06/01/2023	1,550,000	YES																				
					/	DOIN FINE LLC	07/17/2020	114,000	15																				
					/	C.A.B.O. DEVELOPMENT COMPANY LI	03/06/2019	95,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2024	Land Value	277,006	277,006	11%	30,471	Assessed	240,270	23,536.85																				
Year Frozen		Improvements	1,926,551	1,907,257		209,799	Penalty	0																					
Uncapped Value	653,083	Mobile Home	0	0		0	Exemption	1,000	-98.00																				
TIF Project ID	0	Total Value	2,203,557	2,184,263		240,270	Total Taxable	239,270	23,439.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660099753	HOOD, BRYCE & BRIDGETT			3	1,486,583	1000	162,524	15,921.00																				
2024	2024-660099753	HOOD, BRYCE & BRIDGETT			3	1,550,279	1000	169,531	16,287.00																				
2023	2023-660099753	HOOD, BRYCE & BRIDGETT			3	120,000	0	12,705	1,191.00																				
2022	2022-660099753	FARABOUGH HOMES LLC			3	110,000	0	12,100	1,185.00																				
2021	2021-660099753	FARABOUGH HOMES LLC			3	110,000	0	12,100	1,171.00																				
2020	2020-660099753	FARABOUGH HOMES LLC			3	95,000	0	10,450	1,009.00																				
2019	2019-660099753	DOIN FINE LLC			3	9,258	0	1,018	98.00																				
2018	2018-660099753	C.A.B.O. DEVELOPMENT COMPANY LLC			3	9,258	0	1,018	95.00																				
2017	2017-660099753	C.A.B.O. DEVELOPMENT COMPANY LLC			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	0.9561		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	41,649.00 x 4.27 = 177,793		
Factor Value			
Adjustments	1.5580		
Lot Value	277,006		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Stucco
Base/Total Area	5,571 / 7,816
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,571
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 6.0 / 1.0
Basement Area	
Garage Type	2,246 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,779,156	227.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,429,870 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,862,509		
Lot Value	277,006		
Indicated Value	2,139,515	273.74	Per SqFt
Agland Value			
Site Improvements	64,042		
Total Value	2,203,557	281.93	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	156.39	Total Misc Impr	+ 82,216				
Roofing Adj	+ 5.58	Garage Cost	+ 372,926				
Subfloor Adj	+ -11.95	Total RCN	= 1,866,399				
Heat/Cool Adj	+ 24.14	Depreciation (1%)	- 18,664				
Plumbing Adj	+ 6.40	Lump Sums	+ 14,774				
Basement Adj	+ 0.00	RCNLD	= 1,862,509				
Adj Base Cost	= 180.56	Lot Value	+ 277,006				
Total Area	x 7,816	Indicated Value	= 2,139,515				
Adjusted Cost	= 1,411,257	Value Per SqFt	273.74				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		2	2	9,630.41		19,261
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2024	0.00		
PRCH	Slab Porch - Covered	157593	490		490	44.32		21,717
PRCH	Porch	157594	16x15		240	45.53		10,927
PRCH	Porch	157595	89		89	46.64		4,151
PRCH	Porch	157596	369		369	44.72		16,502
BALW	Balcony - Wood	157598	19x18		342	44.08	2%	14,774



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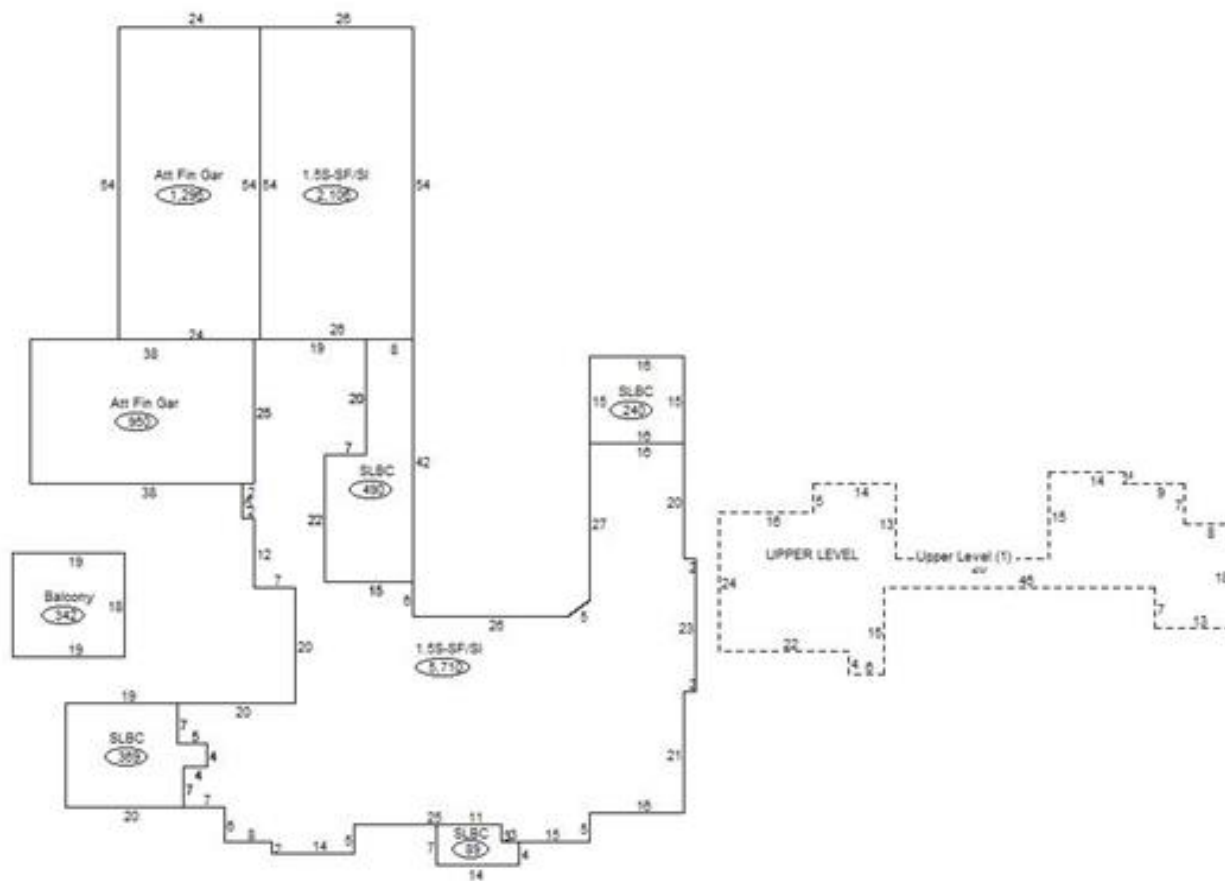
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5S-SF/SI	4,167	1.370	5,710
2	M	PRCH		25	SLBC	490	1.000	490
3	M	PRCH		25	SLBC	240	1.000	240
4	M	PRCH		25	SLBC	89	1.000	89
5	M	PRCH		25	SLBC	369	1.000	369
6	G	5		25	Att Fin Gar	950	1.000	950
7	M	BALW		25	Balcony	342	1.000	342
8	U	^UL		25	Upper Level (1)	1,543	1.000	1,543
9	N	0		25	UPPER LEVEL		0.000	
10	G	5		25	Att Fin Gar	1,296	1.000	1,296
11	R	5	Slab	25	1.5S-SF/SI	1,404	1.500	2,106
Total Building Area						5,571		7,816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x40x0	Concrete		1,040
	Qual 6	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (64.82 x 1,040)	67,413	67,413	3,371	64,042