



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:22:52  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099754 <b>Parcel ID</b> 0000000-00-000374-001-0008 <b>Cadastral ID</b> 02-20-14-00480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 343667 LORSON, WILLIAM DENISON & ANGELA FAMILY REVOCABLE TRUST 17541 E SUNSET RIDGE OWASSO OK 74055-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17541 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE II <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.24611684 -95.78318851 LOT 8 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II					<b>Building Permits</b> <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>P18 000058</td> <td>R20- NEW POOL</td> <td>12/2018</td> <td>09/2019</td> <td>68,000</td> </tr> <tr> <td>R18 000295</td> <td>R20- NEW 4241 SQ FT SFR</td> <td>10/2018</td> <td>09/2019</td> <td>573,602</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P18 000058	R20- NEW POOL	12/2018	09/2019	68,000	R18 000295	R20- NEW 4241 SQ FT SFR	10/2018	09/2019	573,602																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9268		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	40,372.00 x 4.33 = 174,856		
Factor Value			
Adjustments	1.4137		
Lot Value	247,193		



\\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 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,150 / 4,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,150
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,128 Attached Garage - Finished 5 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	833,735	200.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	938,290 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.77	Total Misc Impr	+ 41,098
Roofing Adj	+ 6.18	Garage Cost	+ 72,666
Subfloor Adj	+ -4.20	Total RCN	= 717,216
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 35,861
Plumbing Adj	+ 9.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 681,355
Adj Base Cost	= 145.41	Lot Value	+ 247,193
Total Area	x 4,150	Indicated Value	= 928,548
Adjusted Cost	= 603,452	Value Per SqFt	223.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	681,355		
Lot Value	247,193		
Indicated Value	928,548	223.75	Per SqFt
Agland Value			
Site Improvements	25,286		
Total Value	953,834	229.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
SHLT	STORM SHELTER	0		1	2019	1	0.00	
PRCH	SLAB PORCH - COVERED	144618	504		504	35.22		17,751
PRCH	SLAB PORCH - COVERED	144619	109		109	36.92		4,024
PATO	SLAB PORCH - OPEN	144620	18x11		198	14.78		2,926



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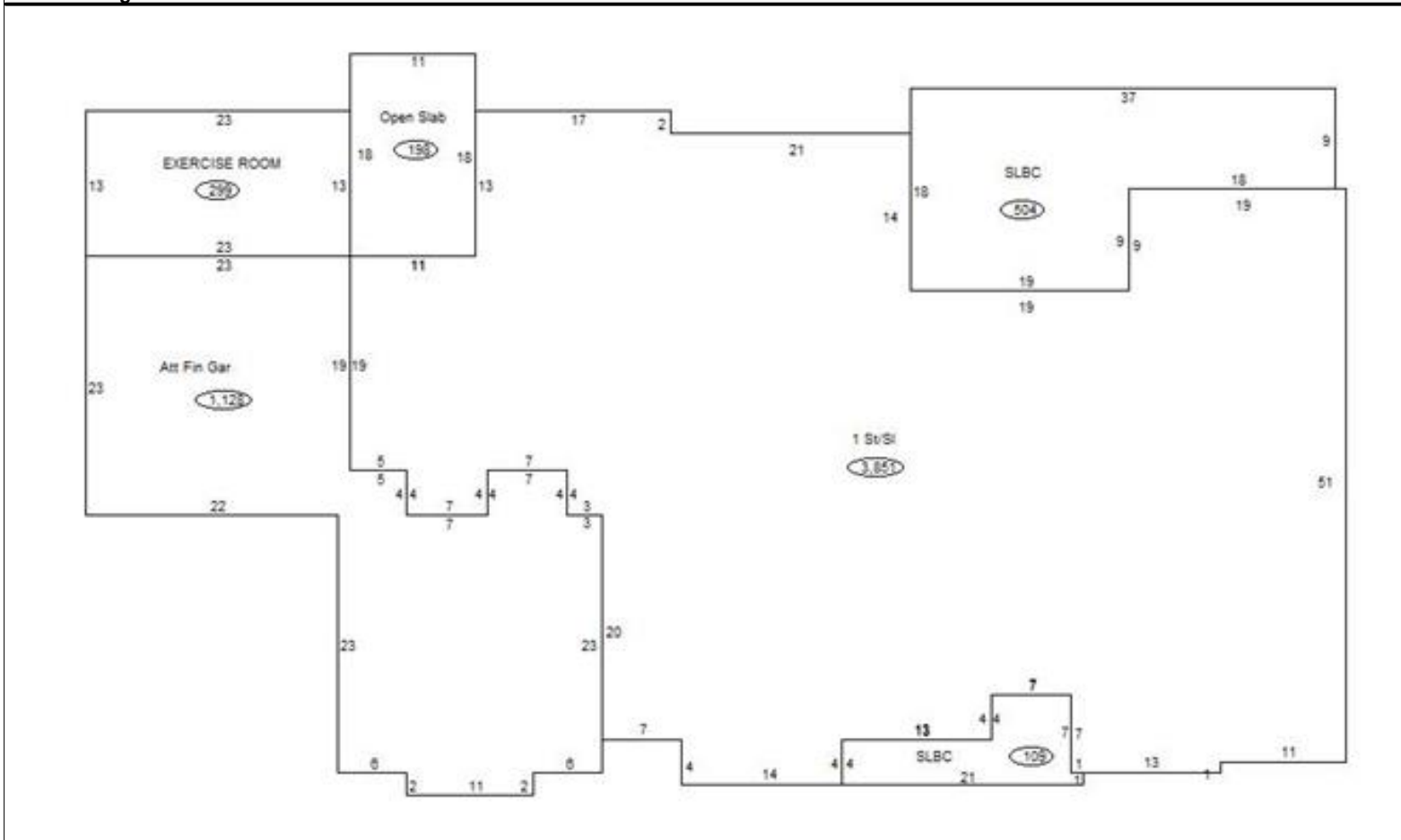
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,851	1.000	3,851
2	G	5		13	Att Fin Gar	1,128	1.000	1,128
3	M	PRCH		13	SLBC	504	1.000	504
4	M	PRCH		13	SLBC	109	1.000	109
5	M	PATO		13	Open Slab	198	1.000	198
6	R	1	Slab	13	EXERCISE ROOM	299	1.000	299
<b>Total Building Area</b>						<b>4,150</b>		<b>4,150</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	16x30x0	Concrete		480
	Qual	4	Cond 4	Year 2019	Eff Age 4	
	<b>Valuation Summary</b> Base Cost (57.15 x 480) 27,432		<b>Modifier Total</b>	<b>RCN</b> 27,432	<b>Depr (21% Phys/ % Func)</b> 5,761	<b>RCNLD</b> 21,671
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond 4	Year 2019	Eff Age 4	
	<b>Valuation Summary</b> Base Cost (4,820.00 x 1) 4,820		<b>Modifier Total</b>	<b>RCN</b> 4,820	<b>Depr (25% Phys/ % Func)</b> 1,205	<b>RCNLD</b> 3,615