



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:54
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Assessment Data					Primary Image																																																																																				
Account 660099755 Parcel ID 0000000-00-000374-001-0009 Cadastral ID 02-20-14-00490 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346444 RUESS, BROCK & JACKLYN 17521 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17521 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																									
Legal Description Lot/Long: 36.24588594 -95.78357124																																																																																									
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>R19 000045</td> <td>R20- NEW 4329 SQ FT SFR</td> <td>02/2019</td> <td>09/2019</td> <td>500,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000045	R20- NEW 4329 SQ FT SFR	02/2019	09/2019	500,000																																																																						
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.1481	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	50,011.00 x 3.94 = 197,025	
Factor Value		
Adjustments	1.5502	
Lot Value	305,428	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,202 / 4,438
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,202
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	772 Attached Garage - Finished 3 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	864,780	194.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	919,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.57	Total Misc Impr	+	38,136			
Roofing Adj	+ 4.57	Garage Cost	+	49,732			
Subfloor Adj	+ -3.11	Total RCN	=	669,734			
Heat/Cool Adj	+ 18.45	Depreciation (5%)	-	33,487			
Plumbing Adj	+ 8.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	636,247			
Adj Base Cost	= 131.11	Lot Value	+	305,428			
Total Area	x 4,438	Indicated Value	=	941,675			
Adjusted Cost	= 581,866	Value Per SqFt		212.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	636,247		
Lot Value	305,428		
Indicated Value	941,675	212.18	Per SqFt
Agland Value			
Site Improvements	3,326		
Total Value	945,001	212.93	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
PRCH	SLAB PORCH - COVERED	142578	23x14		322	35.85		11,544
PATO	SLAB PORCH - OPEN	142579	506		506	12.03		6,087
PRCH	SLAB PORCH - COVERED	142580	9x6		54	37.15		2,006
PATO	SLAB PORCH - OPEN	142581	16x7		112	15.90		1,781
PATO	Patio - Open	173524	5x4		20	16.05		321



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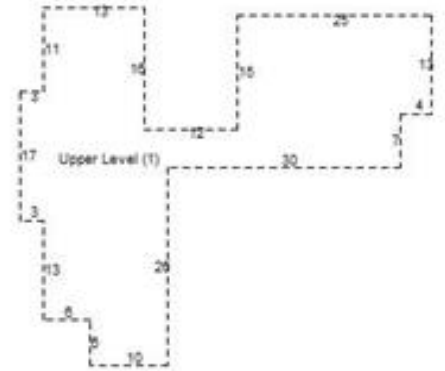
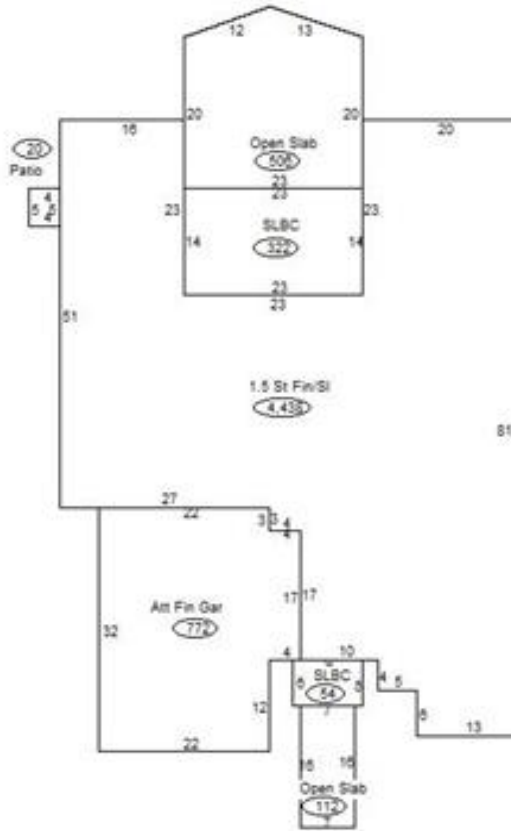
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,202	1.386	4,438
2	G	5		20	Att Fin Gar	772	1.000	772
3	M	PRCH		20	SLBC	322	1.000	322
4	M	PATO		20	Open Slab	506	1.000	506
5	M	PRCH		20	SLBC	54	1.000	54
6	M	PATO		20	Open Slab	112	1.000	112
7	U	^UL		20	Upper Level (1)	1,236	1.000	1,236
8	M	PATO		20	Patio	20	1.000	20
Total Building Area						3,202		4,438



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
Base Cost (4,820.00 x 1)		4,820		4,820	1,494	3,326