



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:23:08
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Assessment Data					Primary Image																																																																																				
Account 660099763 Parcel ID 0000000-00-000374-001-0017 Cadastral ID 02-20-14-00570 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332695 STRLE, NICHOLAS A SR & CATHARINE K 17201 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17201 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0017 / 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 Lat/Long: 36.24420846 -95.78566701										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG_002i 7/30/2021																																																																															
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0338		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	45,034.00 x 4.12 = 185,578		
Factor Value			
Adjustments	1.1424		
Lot Value	212,000		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG_002 7/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	93% 1 1/2 Story Finished 7% One Story
Exterior Wall	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	4,695 / 6,439
Style	93% 1 1/2 Story Finished - 7% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,695
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	858 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adjusted R	0.8747		
Indicated Value	1,186,857	184.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,341,720 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.93	Total Misc Impr	+ 46,780
Roofing Adj	+ 4.77	Garage Cost	+ 70,219
Subfloor Adj	+ -4.46	Total RCN	= 995,794
Heat/Cool Adj	+ 20.10	Depreciation (4%)	- 39,832
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 955,962
Adj Base Cost	= 136.48	Lot Value	+ 212,000
Total Area	x 6,439	Indicated Value	= 1,167,962
Adjusted Cost	= 878,795	Value Per SqFt	181.39

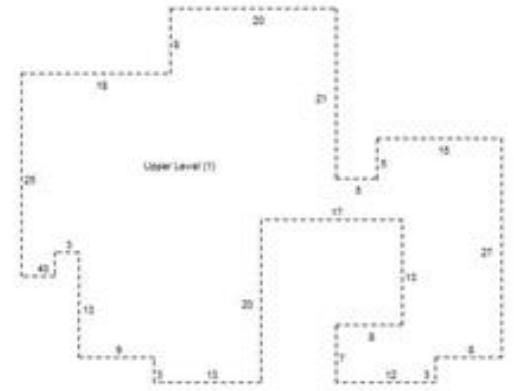
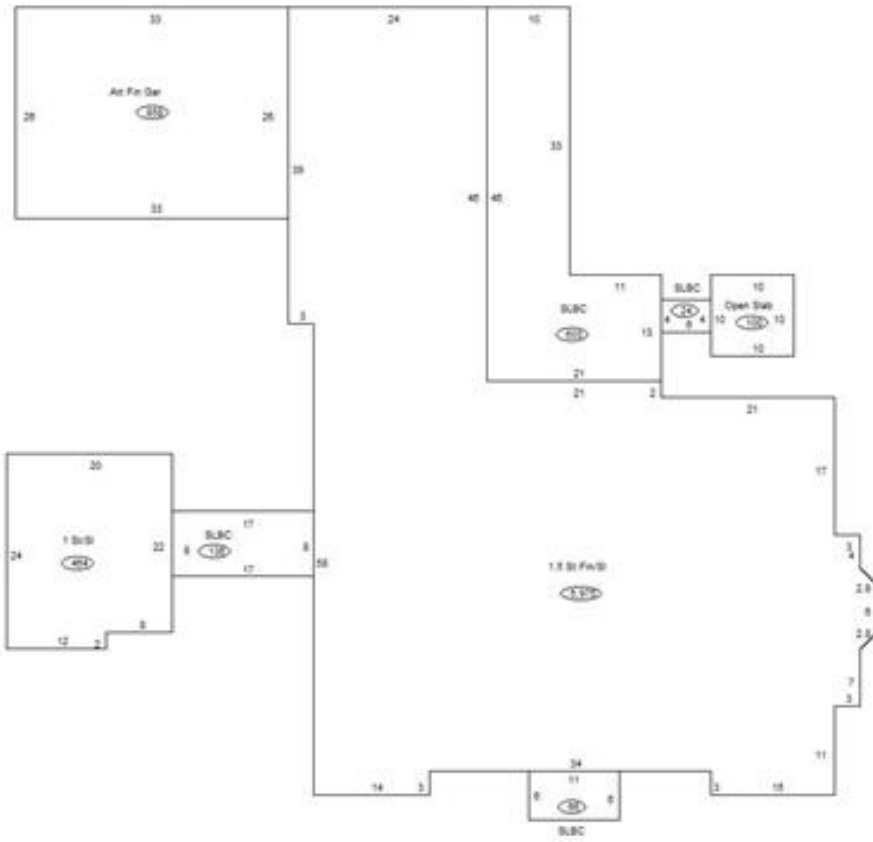
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	955,962		
Lot Value	212,000		
Indicated Value	1,167,962	181.39	Per SqFt
Agland Value			
Site Improvements	36,815		
Total Value	1,204,777	187.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
SHLT	STORM SHELTER	0		1	2020	0.00		
PRCH	SLAB PORCH - COVERED	148017	17x8		136	45.24		6,153
PRCH	SLAB PORCH - COVERED	148019	603		603	42.91		25,875
PRCH	SLAB PORCH - COVERED	148020	6x4		24	45.93		1,102
PATO	SLAB PORCH - OPEN	148021	10x10		100	17.04		1,704
PRCH	SLAB PORCH - COVERED	148022	11x6		66	45.72		3,018



Sketch Image

660099763



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	4,231	1.412	5,975
2	G	5		13	Att Fin Gar	858	1.000	858
3	M	PRCH		13	SLBC	136	1.000	136
4	R	1	Slab	13	1 St/SI	464	1.000	464
5	M	PRCH		13	SLBC	603	1.000	603
6	M	PRCH		13	SLBC	24	1.000	24
7	M	PATO		13	Open Slab	100	1.000	100
8	M	PRCH		13	SLBC	66	1.000	66
9	U	^UL		13	Upper Level (1)	1,744	1.000	1,744
Total Building Area						4,695		6,439



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		670
	Qual	5	Cond 5	Year	Eff Age	1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (57.84 x 670)	38,753	38,753	1,938	36,815