




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099768 <b>Parcel ID</b> 0000000-00-000374-001-0022 <b>Cadastral ID</b> 02-20-14-00620 <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> 313562 GARGAS, DANIEL & LEAH  17001 E SUNSET RIDGE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17001 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE II <b>Lot/Block</b> 0022 / 0001 Parcel Size 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					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG_004 7/30/2021</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.24392935 -95.78774664 LOT 22 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.044		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	45,476.00 x 4.10 = 186,595		
Factor Value			
Adjustments	1.0000		
Lot Value	186,595		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG\_004 7/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,139 / 4,595
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,139
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	844 Attached Garage - Finished 3 Stalls
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	883,474	192.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	947,450 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	636,821		
Lot Value	186,595		
Indicated Value	823,416	179.20	Per SqFt
Agland Value			
Site Improvements	146,973		
Total Value	970,389	211.18	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.20	Total Misc Impr	+ 42,056
Roofing Adj	+ 4.08	Garage Cost	+ 51,205
Subfloor Adj	+ -2.96	Total RCN	= 677,469
Heat/Cool Adj	+ 17.38	Depreciation ( 6%)	- 40,648
Plumbing Adj	+ 7.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 636,821
Adj Base Cost	= 127.14	Lot Value	+ 186,595
Total Area	x 4,595	Indicated Value	= 823,416
Adjusted Cost	= 584,208	Value Per SqFt	179.20

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	SLAB PORCH - COVERED	138842	35x9		315	35.14		11,069
PRCH	Porch	138843	17x7		119	36.18		4,305
PATO	Patio - Open	138844	17x4		68	15.22		1,035
PRCH	Porch	138845	37x10		370	34.97		12,939



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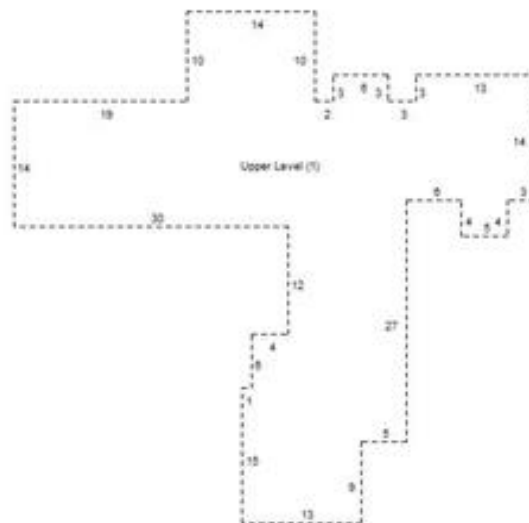
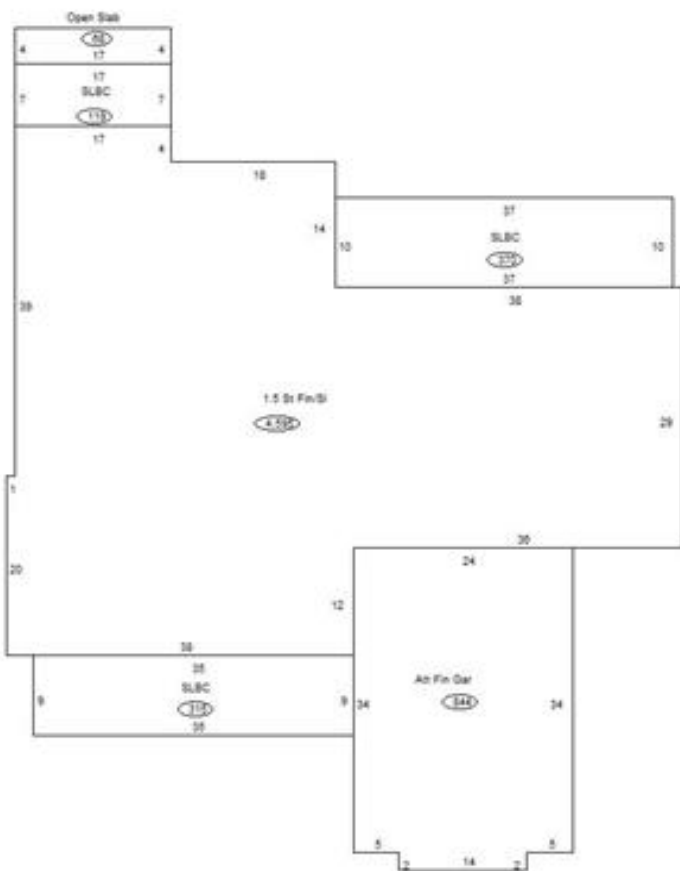
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,139	1.464	4,595
2	G	5		13	Att Fin Gar	844	1.000	844
3	M	PRCH		13	SLBC	315	1.000	315
4	M	PRCH		13	SLBC	119	1.000	119
5	M	PATO		13	Open Slab	68	1.000	68
6	M	PRCH		13	SLBC	370	1.000	370
7	U	^UL		13	Upper Level (1)	1,456	1.000	1,456
<b>Total Building Area</b>						<b>3,139</b>		<b>4,595</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	14x32x0	Concrete		448
	Qual	7	Cond 6	Year 2022	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (69.48 x 448)		31,127	31,127	1,556	29,571
	PLHR	Pool House - Residential	20x50x10	Concrete	Composition Shingle	1,000
	Qual	4	Cond 4	Year 2022	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (113.11 x 1,000)		113,110	113,110	2,262	110,848
	PRCH	Slab Porch - Covered	20x12x10	Concrete	Composition Shingle	240
	Qual	4	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.13 x 240)		7,711	7,711	1,157	6,554