



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:23:20
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Assessment Data					Primary Image																																																																																				
Account 660099769 Parcel ID 0000000-00-000374-001-0023 Cadastral ID 02-20-14-00630 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341690 SULLIVAN, ZACHARY J & NATANYA C 16981 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 16981 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0023 / 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>660099769 09/11/25</p> <p>660099769_005.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.24364197 -95.78816974 LOT 23 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	1.0862	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	47,315.00 x 4.03 = 190,825	
Factor Value		
Adjustments	1.1628	
Lot Value	221,900	



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	60% Veneer, Masonry 40% Frame, Stucco
Base/Total Area	2,774 / 3,980
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,774
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	1,276 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2018 / 6

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	780,799	196.18	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	924,190 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.35	Total Misc Impr	+ 34,764
Roofing Adj	+ 4.51	Garage Cost	+ 82,200
Subfloor Adj	+ -3.07	Total RCN	= 657,727
Heat/Cool Adj	+ 18.45	Depreciation (6%)	- 39,464
Plumbing Adj	+ 8.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 618,263
Adj Base Cost	= 135.87	Lot Value	+ 221,900
Total Area	x 3,980	Indicated Value	= 840,163
Adjusted Cost	= 540,763	Value Per SqFt	211.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	618,263		
Lot Value	221,900		
Indicated Value	840,163	211.10	Per SqFt
Agland Value			
Site Improvements	20,442		
Total Value	860,605	216.23	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	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	140211	21x4		84	37.04		3,111
PRCH	SLAB PORCH - COVERED	140212	430		430	35.48		15,256



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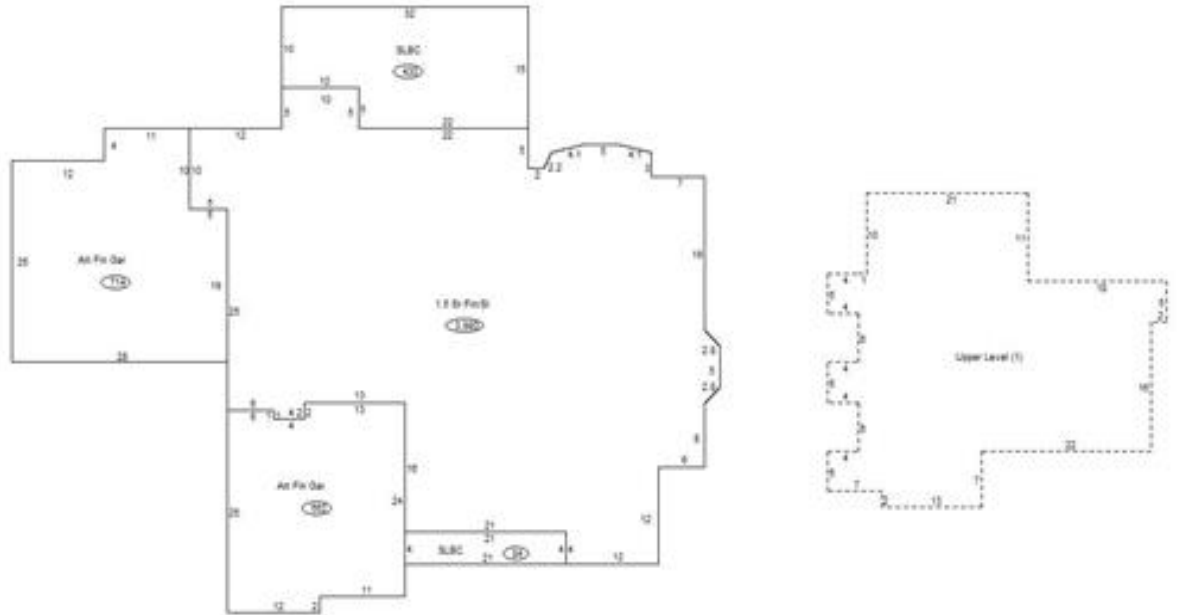
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Sketch Image

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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	2,774	1.435	3,980
2	U	^UL		13	Upper Level (1)	1,206	1.000	1,206
3	G	5		13	Att Fin Gar	714	1.000	714
4	G	5		13	Att Fin Gar	562	1.000	562
5	M	PRCH		13	SLBC	84	1.000	84
6	M	PRCH		13	SLBC	430	1.000	430
Total Building Area						2,774		3,980



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	18x30x0	Concrete		540
	Qual 4	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)		RCNLD
Base Cost (56.50 x 540)		30,510	30,510	10,068		20,442