



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:23:21  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099770 <b>Parcel ID</b> 0000000-00-000374-001-0024 <b>Cadastral ID</b> 02-20-14-00640 <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> 330240 DAVENPORT, DUSTIN L-TRUSTEE LOYAL TRUST & KAREN STEBBENS 16961 E SUNSET RIDGE OWASSO OK 74055-0000																																																																																									
<b>Parcel Location</b> <b>Situs</b> 16961 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE II <b>Lot/Block</b> 0024 / 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: 36.24331111 -95.78850951					<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>P21 000063</td> <td>R23 NEW POOL</td> <td>08/2021</td> <td>08/2022</td> <td>89,000</td> </tr> <tr> <td>R18 000012</td> <td>R19- NEW 4667 SQ FT SFR</td> <td>01/2018</td> <td>07/2018</td> <td>500,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000063	R23 NEW POOL	08/2021	08/2022	89,000	R18 000012	R19- NEW 4667 SQ FT SFR	01/2018	07/2018	500,000																																																																	
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0625	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	46,284.00 x 4.07 = 188,453	
Factor Value		
Adjustments	1.0000	
Lot Value	188,453	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,025 / 5,093
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,025
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	812 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	988,247	194.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,102,860 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.61	Total Misc Impr	+ 39,061
Roofing Adj	+ 4.12	Garage Cost	+ 66,454
Subfloor Adj	+ -3.89	Total RCN	= 825,563
Heat/Cool Adj	+ 20.10	Depreciation ( 5%)	- 41,278
Plumbing Adj	+ 9.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 784,285
Adj Base Cost	= 141.38	Lot Value	+ 188,453
Total Area	x 5,093	Indicated Value	= 972,738
Adjusted Cost	= 720,048	Value Per SqFt	191.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	784,285		
Lot Value	188,453		
Indicated Value	972,738	191.00	Per SqFt
Agland Value			
Site Improvements	31,007		
Total Value	1,003,745	197.08	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
PRCH	SLAB PORCH - COVERED	137810	16x6		96	45.57		4,375
PRCH	SLAB PORCH - COVERED	137811	292		292	44.31		12,939
PRCH	SLAB PORCH - COVERED	137812	247		247	44.50		10,992
PATO	SLAB PORCH - OPEN	137813	12x9		108	16.92		1,827





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		472
	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 (69.15 x 472)	32,639	32,639	1,632	31,007