



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:24
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Assessment Data					Primary Image																																																																																				
Account 660099771 Parcel ID 0000000-00-000374-001-0025 Cadastral ID 02-20-14-00650 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341875 CAMPBELL, MATTHEW SCOTT & CAMBRIA L 16941 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 16941 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0025 / 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>660099771 09/10/25</p> <p>660099771_005.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.24293717 -95.78891970 LOT 25 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	1.3798	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	60,106.00 x 3.66 = 220,244	
Factor Value		
Adjustments	1.8616	
Lot Value	410,000	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	30% Frame, Stucco 70% Veneer, Masonry
Base/Total Area	3,026 / 5,053
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,026
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 4.0 / 2.0
Basement Area	
Garage Type	827 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	1,217,702	240.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,107,980 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.60	Total Misc Impr	+ 52,391
Roofing Adj	+ 4.51	Garage Cost	+ 83,684
Subfloor Adj	+ -5.23	Total RCN	= 858,199
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 25,746
Plumbing Adj	+ 10.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 832,453
Adj Base Cost	= 142.91	Lot Value	+ 410,000
Total Area	x 5,053	Indicated Value	= 1,242,453
Adjusted Cost	= 722,124	Value Per SqFt	245.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	832,453		
Lot Value	410,000		
Indicated Value	1,242,453	245.88	Per SqFt
Agland Value			
Site Improvements	107,213		
Total Value	1,349,666	267.10	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	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2019	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	2025	9,630.41		9,630
PRCH	SLAB PORCH - COVERED	141439	504		504	44.27		22,312
PRCH	Porch	141440	21x6		126	46.40		5,846
PATO	SLAB PORCH - OPEN	141441	63		63	18.02		1,135
PATO	Patio - Open	141442	25x10		250	15.24		3,810



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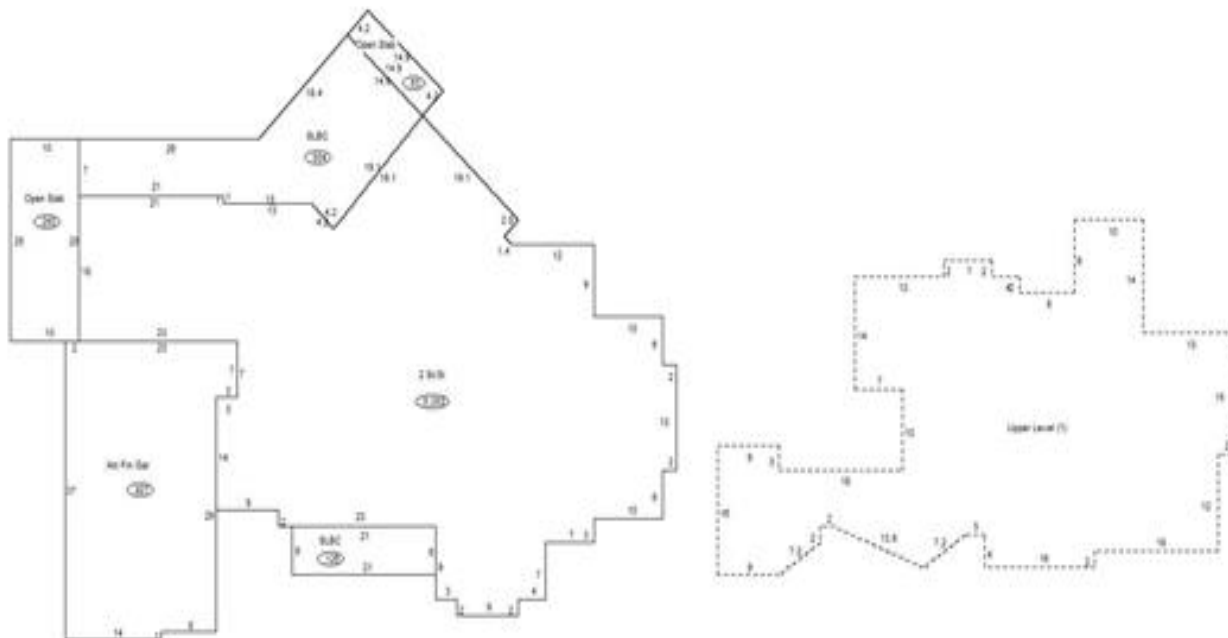
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Sketch Image

660099771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	3,026	1.670	5,053
2	G	5		13	Att Fin Gar	827	1.000	827
3	M	PRCH		13	SLBC	504	1.000	504
4	M	PRCH		13	SLBC	126	1.000	126
5	M	PATO		13	Open Slab	63	1.000	63
6	M	PATO		13	Open Slab	250	1.000	250
7	U	^UL		13	Upper Level (1)	2,027	1.000	2,027
Total Building Area						3,026		5,053



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	30x30x6	Concrete		900
	Qual	6	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (65.25 x 900)		58,725	58,725	2,936	55,789
	GRDT	GARAGE - DETACHED	37x23x8	Concrete	Composition Shingle	851
	Qual	4	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ 0% Func)	RCNLD
	Base Cost (37.96 x 851)		32,304	21,569	53,873	4,849
	Apt Finish Area Over Garage	Area	345	Fixture Count		21,569
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2,400.00 x 1)		2,400	2,400		2,400