



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
Account	660099774				<p>660099774 09/10/25</p> <p>660099774_001.JPG 9/18/2025</p>																			
Parcel ID	0000000-00-000374-001-0028																							
Cadastral ID	02-20-14-00680																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area 3																						
Tax Area	3 - OWASSO RURAL/NO FIRE																							
Name ID	322792																							
HUSKINS, PAUL & JENNIFER																								
16940 E SUNSET RIDGE OWASSO OK 74055-0000																								
Parcel Location																								
Situs	16940 E SUNSET RDG																							
Subdivision	HIGHLAND POINTE AT STONE CANYON PHASE II																							
Lot/Block	0028 / 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: 36.24260097 -95.78757905																								
LOT 28 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II																								
Building Permits																								
<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>P18 000053</td> <td>R20- NEW POOL</td> <td>10/2018</td> <td>05/2019</td> <td>60,000</td> </tr> <tr> <td>R18 000051</td> <td>R20- NEW 4489 SQ FT SFR</td> <td>03/2018</td> <td>05/2019</td> <td>550,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P18 000053	R20- NEW POOL	10/2018	05/2019	60,000	R18 000051	R20- NEW 4489 SQ FT SFR	03/2018	05/2019	550,000					
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Sale History																								
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	2666/643	C.A.B.O. DEVELOPMENT COMPANY LI	10/11/2017	155,000	YES															
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																
Remove Cap	2018	Land Value	189,507	136,390	11%	Assessed	91,416	8,955.11																
Year Frozen		Improvements	765,818	694,660		Penalty	0																	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-98.00																
TIF Project ID	0	Total Value	955,325	831,050	91,416	Total Taxable	90,416	8,857.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660099774	HUSKINS, PAUL & JENNIFER	3	906,360	1000	87,753	8,596.00																	
2024	2024-660099774	HUSKINS, PAUL & JENNIFER	3	945,843	1000	85,168	8,182.00																	
2023	2023-660099774	HUSKINS, PAUL & JENNIFER	3	851,636	1000	82,658	7,746.00																	
2022	2022-660099774	HUSKINS, PAUL & JENNIFER	3	826,150	1000	80,222	7,859.00																	
2021	2021-660099774	HUSKINS, PAUL & JENNIFER	3	716,873	1000	77,856	7,532.00																	
2020	2020-660099774	HUSKINS, PAUL & JENNIFER	3	706,346	1000	76,698	7,409.00																	
2019	2019-660099774	HUSKINS, PAUL & JENNIFER	3	155,000	0	17,050	1,648.00																	
2018	2018-660099774	HUSKINS, PAUL & JENNIFER	3	155,000	0	17,050	1,587.00																	
2017	2017-660099774	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	96.00																	



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8934	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	38,918.00 x 4.35 = 169,293	
Factor Value		
Adjustments	1.1194	
Lot Value	189,507	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	CONT CONTEMPORARY
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Frame, Siding, Metal
Base/Total Area	3,958 / 4,680
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,958
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	1,335 Attached Garage - Finished 4 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	908,432	194.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,062,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.58	Total Misc Impr	+	38,730			
Roofing Adj	+ 5.68	Garage Cost	+	109,256			
Subfloor Adj	+ -5.35	Total RCN	=	775,153			
Heat/Cool Adj	+ 20.10	Depreciation (4%)	-	31,006			
Plumbing Adj	+ 8.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	744,147			
Adj Base Cost	= 134.01	Lot Value	+	189,507			
Total Area	x 4,680	Indicated Value	=	933,654			
Adjusted Cost	= 627,167	Value Per SqFt		199.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	744,147		
Lot Value	189,507		
Indicated Value	933,654	199.50	Per SqFt
Agland Value			
Site Improvements	21,671		
Total Value	955,325	204.13	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	2019	0.00		
PRCH	SLAB PORCH - COVERED	141237	57x9		513	43.29		22,208
PRCH	SLAB PORCH - COVERED	141238	16x2		32	45.89		1,468
PATO	SLAB PORCH - OPEN	141239	395		395	12.79		5,052
PATO	Patio - Open	173535	63		63	17.04		1,074



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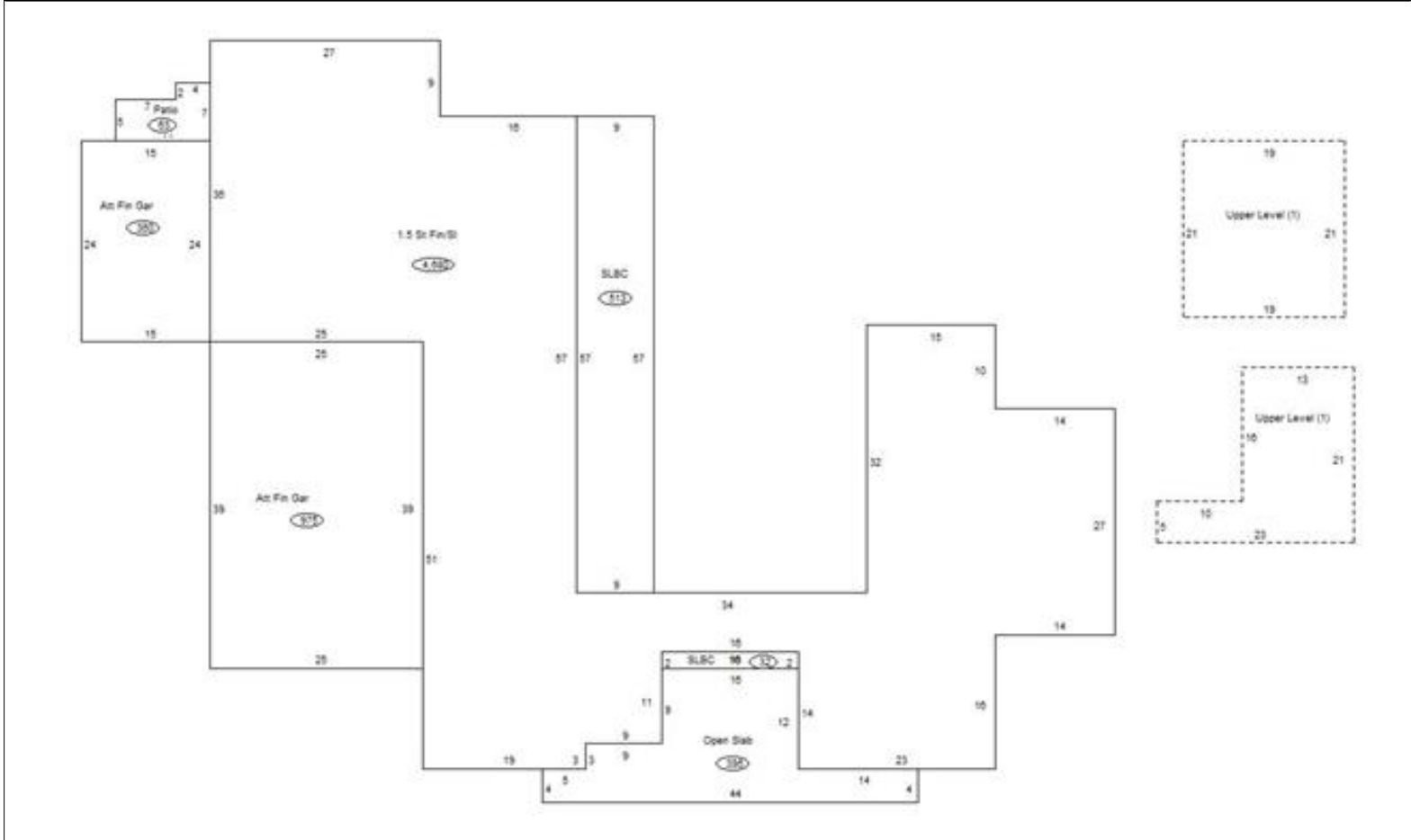
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Sketch Image

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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	3,958	1.182	4,680
2	G	5		13	Att Fin Gar	975	1.000	975
3	G	5		13	Att Fin Gar	360	1.000	360
4	M	PRCH		13	SLBC	513	1.000	513
5	M	PRCH		13	SLBC	32	1.000	32
6	M	PATO		13	Open Slab	395	1.000	395
7	U	^UL		13	Upper Level (1)	399	1.000	399
8	U	^UL		13	Upper Level (1)	323	1.000	323
9	M	PATO		13	Patio	63	1.000	63
Total Building Area						3,958		4,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	16x30x0	Concrete		480
	Qual	4	Cond 4	Year	Eff Age	4
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (57.15 x 480)	27,432	27,432	5,761	21,671