



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:31
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Assessment Data					Primary Image																																																																																				
Account 660099775 Parcel ID 0000000-00-000374-001-0029 Cadastral ID 02-20-14-00690 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323009 FLECK, DREW M & TAYLA 7500 E 83RD ST N OWASSO OK 74055-0000 Parcel Location Situs 16960 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0029 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0132		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	44,134.00 x 4.16 = 183,508		
Factor Value			
Adjustments	1.0000		
Lot Value	183,508		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-4-18\IMG_0012.JF 4/18/2022

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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,188 / 5,650
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,188
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,759 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2022 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	1,079,564 191.07 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,196,080 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	961,182
Lot Value	183,508
Indicated Value	1,144,690 202.60 Per SqFt
Agland Value	
Site Improvements	26,070
Total Value	1,170,760 207.21 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.00	Total Misc Impr	+ 46,801
Roofing Adj	+ 4.99	Garage Cost	+ 143,957
Subfloor Adj	+ -4.64	Total RCN	= 980,798
Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 19,616
Plumbing Adj	+ 7.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 961,182
Adj Base Cost	= 139.83	Lot Value	+ 183,508
Total Area	x 5,650	Indicated Value	= 1,144,690
Adjusted Cost	= 790,040	Value Per SqFt	202.60

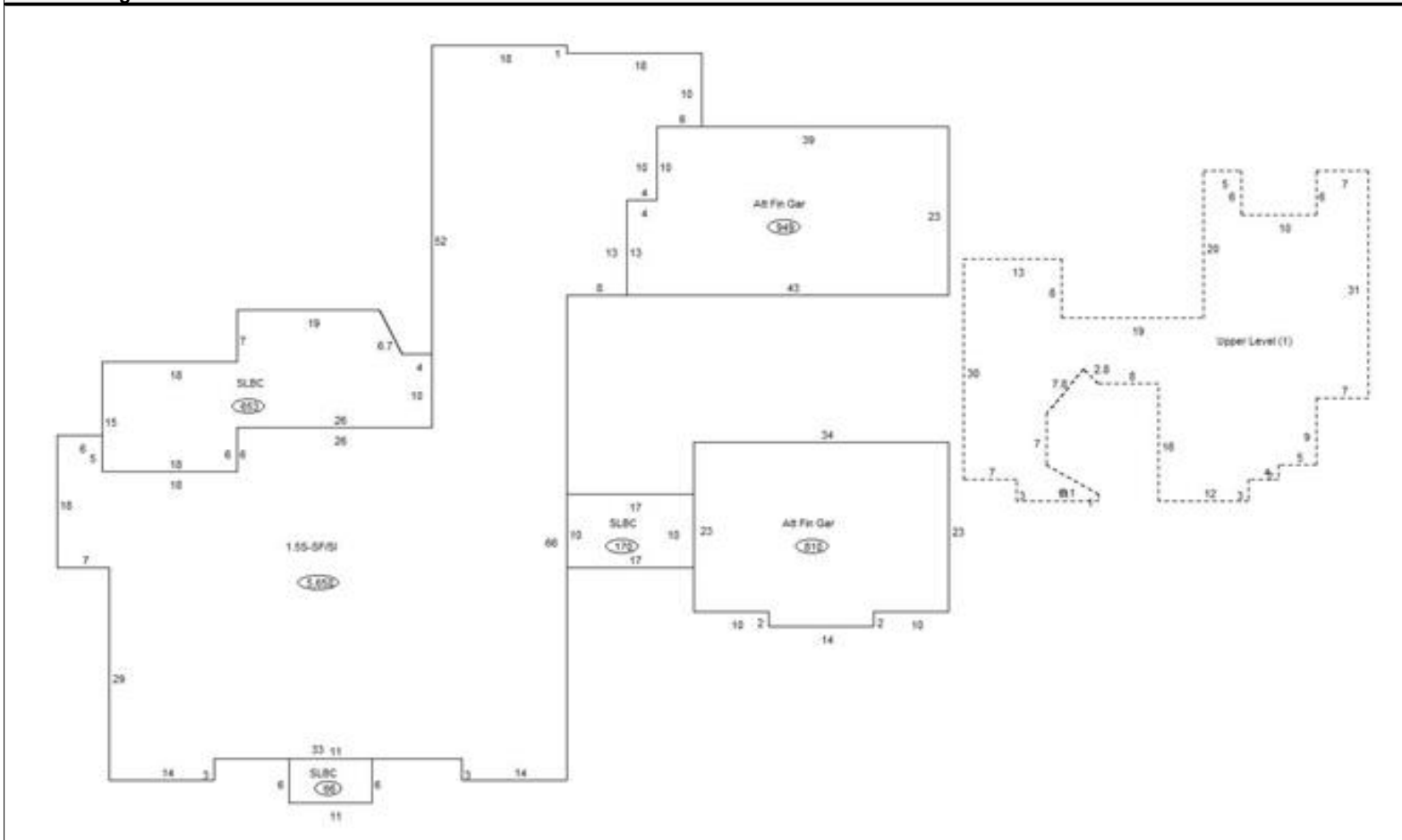
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154107	17x10		170	44.95		7,642
PRCH	Slab Porch - Covered	154109	11x6		66	45.72		3,018
PRCH	Slab Porch - Covered	154110	653		653	42.70		27,883
SHLT	STORM SHELTER			1 2024	1	0.00		
FPPF	Fireplace - Prefabricated			1	1	8,258.46		8,258



Sketch Image

660099775



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	4,188	1.349	5,650
2	G	5		13	Att Fin Gar	949	1.000	949
3	M	PRCH		13	SLBC	170	1.000	170
4	G	5		13	Att Fin Gar	810	1.000	810
5	M	PRCH		13	SLBC	66	1.000	66
6	M	PRCH		13	SLBC	653	1.000	653
7	U	^UL		13	Upper Level (1)	1,462	1.000	1,462
Total Building Area						4,188		5,650



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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	5	Cond 5	Year 2022	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (61.37 x 472)	28,967	28,967	2,897	26,070