



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:34
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099777 Parcel ID 0000000-00-000374-001-0031 Cadastral ID 02-20-14-00710 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346540 BRYANT, SPENCER & JASMINE TROUTT BRYANT 17120 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17120 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0031 / 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>660099777_001.JPG 9/18/2025</p>																																																																																				
Legal Description Lot/Long: 36.24337960 -95.78615975																																																																																									
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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	0.8593	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	37,430.00 x 4.35 = 162,821	
Factor Value		
Adjustments	1.1362	
Lot Value	185,000	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Stucco 40% Veneer, Stone
Base/Total Area	3,697 / 5,572
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,697
Fixture/RghIn	22 /
Bed/F/H Bath	6 / 5.0 / 1.0
Basement Area	
Garage Type	1,031 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

Cost Approach				Manual : 01/2025			
Base Cost	137.20	Total Misc Impr	+ 52,896	Garage Cost	+ 136,381	Total RCN	= 1,116,736
Roofing Adj	+ 5.14	Depreciation (1%)	- 11,167	Lump Sums	+ 0	RCNLD	= 1,105,569
Subfloor Adj	+ -8.67	Lot Value	+ 185,000	Indicated Value	= 1,290,569	Value Per SqFt	231.62
Heat/Cool Adj	+ 22.94						
Plumbing Adj	+ 9.84						
Basement Adj	+ 0.00						
Adj Base Cost	= 166.45						
Total Area	x 5,572						
Adjusted Cost	= 927,459						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3 Residential	Adjusted R	0.8747
Indicated Value	1,212,905	217.68	Per SqFt

Direct Comparables			
Selection Model	A Adam Test	Adjustment Model	1 2022 Residential
Comparables	6	Indicated Value	981,180 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach	Improvements	1,105,569
Lot Value	185,000	Indicated Value	1,290,569
Agland Value		231.62	Per SqFt
Site Improvements	31,895	Total Value	1,322,464
		237.34	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	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	149639	43x11		473	44.38		20,992
PRCH	SLAB PORCH - COVERED	149640	189		189	45.99		8,692
PATO	SLAB PORCH - OPEN	149641	26x10		260	14.98		3,895



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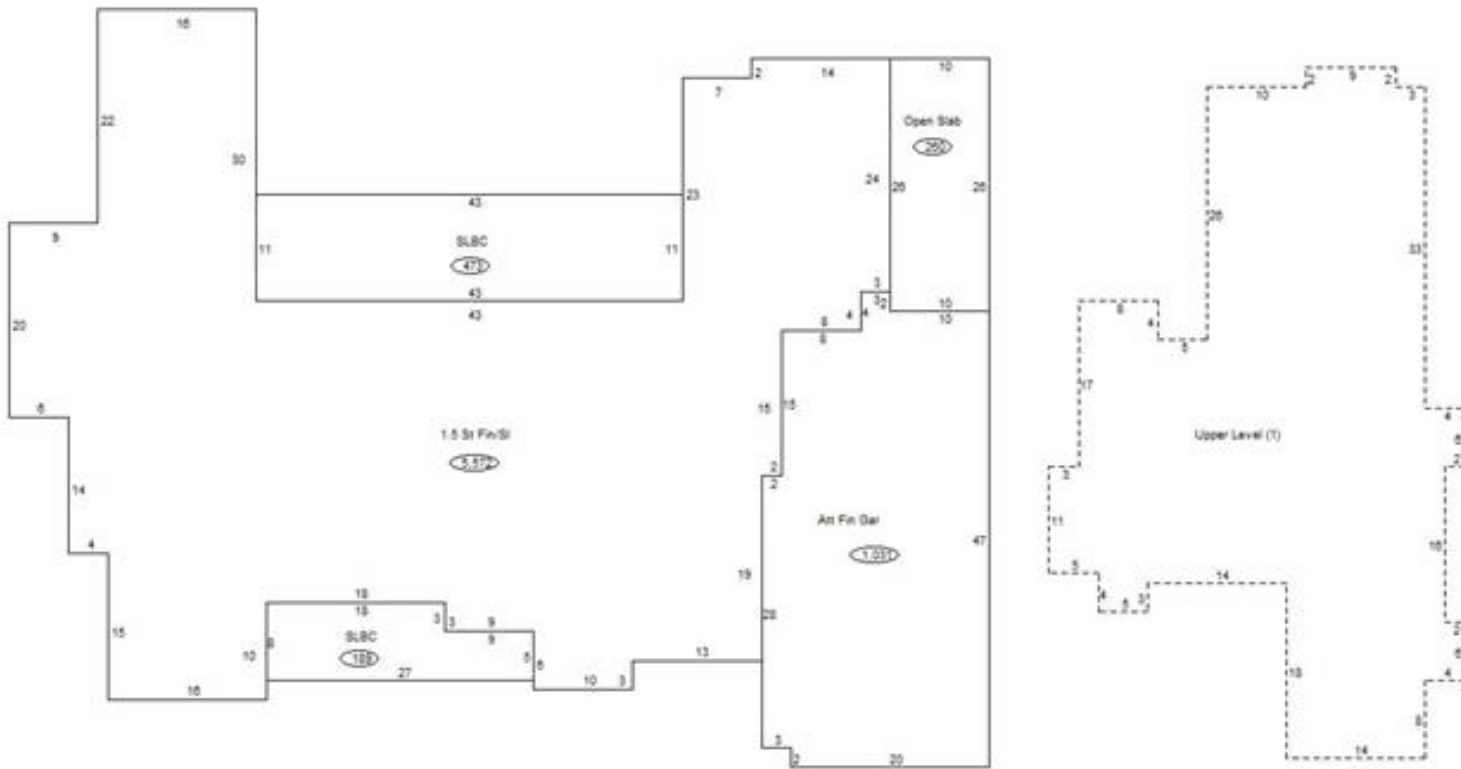
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Sketch Image

660099777



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	3,697	1.507	5,572
2	G	5		13	Att Fin Gar	1,031	1.000	1,031
3	M	PRCH		13	SLBC	473	1.000	473
4	M	PRCH		13	SLBC	189	1.000	189
5	M	PATO		13	Open Slab	260	1.000	260
6	U	^UL		13	Upper Level (1)	1,875	1.000	1,875
Total Building Area						3,697		5,572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		487
	Qual	6	Cond 6	Year 2022	Eff Age 1	
				0		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (68.94 x 487)		33,574	33,574	1,679		31,895