



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 660099786 Parcel ID 0000000-00-000374-001-0040 Cadastral ID 02-20-14-00800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 324841 SOULE, DAYNA 17540 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17540 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0040 / 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>660099786 09/12/25</p> <p>660099786_009.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.24521384 -95.78281870 LOT 40 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	0.7318	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	31,879.00 x 4.35 = 138,674	
Factor Value		
Adjustments	1.0456	
Lot Value	145,000	



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,662 / 5,562
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,662
Fixture/RghIn	20 /
Bed/F/H Bath	5 / 6.0 / 1.0
Basement Area	
Garage Type	1,082 Attached Garage - Finished 4 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	1,135,984	204.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,175,320		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.56	Total Misc Impr	+ 87,117
Roofing Adj	+ 4.83	Garage Cost	+ 109,488
Subfloor Adj	+ -5.62	Total RCN	= 980,958
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 29,429
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 951,529
Adj Base Cost	= 141.02	Lot Value	+ 145,000
Total Area	x 5,562	Indicated Value	= 1,096,529
Adjusted Cost	= 784,353	Value Per SqFt	197.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	951,529		
Lot Value	145,000		
Indicated Value	1,096,529	197.15	Per SqFt
Agland Value			
Site Improvements	42,267		
Total Value	1,138,796	204.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	9,658.49		28,975
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	138684	194		194	45.95		8,914
PATO	SLAB PORCH - OPEN	138685	25x8		200	16.56		3,312
PRCH	SLAB PORCH - COVERED	138686	34x10		340	44.81		15,235
PATO	SLAB PORCH - OPEN	138687	34x5		170	17.00		2,890
PATO	SLAB PORCH - OPEN	138688	19x4		76	18.02		1,370
PRCH	SLAB PORCH - COVERED	138689	11x8		88	46.64		4,104
PATO	SLAB PORCH - OPEN	138690	21x5		105	17.94		1,884
PRCH	SLAB PORCH - COVERED	138692	46x10		460	44.42		20,433



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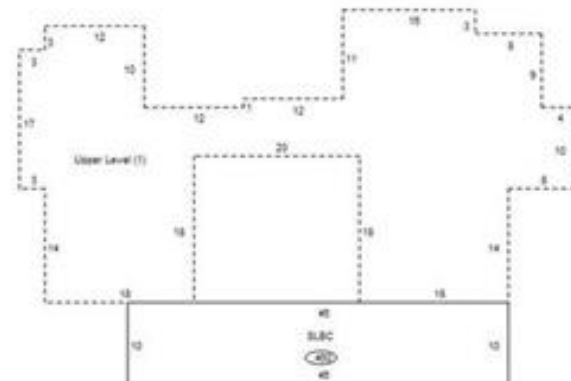
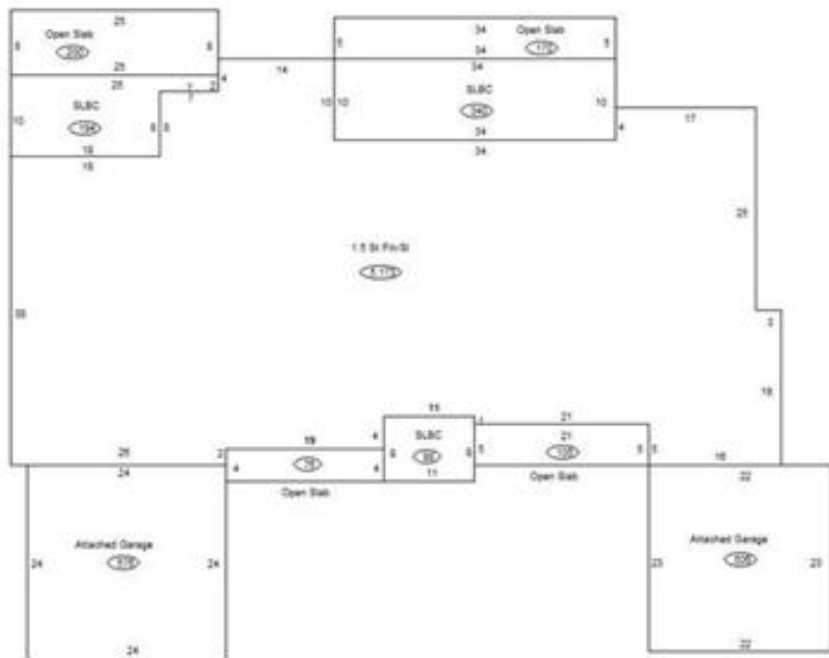
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Sketch Image

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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	3,662	1.413	5,173
2	G	1		13	Attached Garage	506	1.000	506
3	G	1		13	Attached Garage	576	1.000	576
4	M	PRCH		13	SLBC	194	1.000	194
5	M	PATO		13	Open Slab	200	1.000	200
6	M	PRCH		13	SLBC	340	1.000	340
7	M	PATO		13	Open Slab	170	1.000	170
8	M	PATO		13	Open Slab	76	1.000	76
9	M	PRCH		13	SLBC	88	1.000	88
10	M	PATO		13	Open Slab	105	1.000	105
11	U	^UL		13	Upper Level (1)	1,511	1.000	1,511
12	M	PRCH		13	SLBC	460	1.000	460
Total Building Area						3,662		5,173



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		550	
	Qual	4	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (56.39 x 550)	31,015		31,015	4,652	26,363
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (3,100.00 x 1)	3,100		3,100	589	2,511
	SHDS	Shed - Small ATT TO GZBO	16x5x8	Concrete	Composition Shingle	80	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
		Base Cost (36.89 x 80)	2,951		2,951	561	2,390
	GZBO	Gazebo	16x16x8	Concrete	Composition Shingle	256	
	Qual	5	Cond 5	Year 2021	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (40.65 x 256)	10,406		10,406	1,041	9,365
	PERG	Pergola	10x12x8	Concrete		120	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (15.00 x 120)	1,800		1,800	162	1,638