




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 660099787 Parcel ID 0000000-00-000374-001-0041 Cadastral ID 02-20-14-00810 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320171 GONSETH, ERIC & BETHANIE 17560 E SUNSET RDG OWASSO OK 74055-7689 Parcel Location Situs 17560 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0041 / 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-2\IMG_0063. 8/2/2021</p>																								
Legal Description Lat/Long: 36.24555530 -95.78252063																													
LOT 41 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>WP 2017 06 2</td> <td>R19-NEW POOL</td> <td>06/2017</td> <td>05/2018</td> <td>62,000</td> </tr> <tr> <td>R2017 06 6</td> <td>R19-NEW 3310 SQ FT SFR</td> <td>06/2017</td> <td>05/2018</td> <td>300,000</td> </tr> <tr> <td>R2017 06 7</td> <td>R19-NEW 10X12 120 SQ FT POOL HOL</td> <td>06/2017</td> <td>05/2018</td> <td>12,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2017 06 2	R19-NEW POOL	06/2017	05/2018	62,000	R2017 06 6	R19-NEW 3310 SQ FT SFR	06/2017	05/2018	300,000	R2017 06 7	R19-NEW 10X12 120 SQ FT POOL HOL	06/2017	05/2018	12,000
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Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					2596/789	C.A.B.O. DEVELOPMENT COMPANY LI	12/02/2016	150,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	2017		Land Value	142,000	142,000	11%	Assessed	15,620	81,814																				
Year Frozen			Improvements	625,013	601,769		Penalty	66,194	0																				
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00																				
TIF Project ID	0		Total Value	767,013	743,769		Total Taxable	81,814	8,014.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660099787	GONSETH, ERIC & BETHANIE			3	708,352	0	77,919	7,633.00																				
2024	2024-660099787	GONSETH, ERIC & BETHANIE			3	740,612	0	81,467	7,827.00																				
2023	2023-660099787	GONSETH, ERIC & BETHANIE			3	822,803	0	90,508	8,482.00																				
2022	2022-660099787	GONSETH, ERIC & BETHANIE			3	807,112	0	88,782	8,698.00																				
2021	2021-660099787	GONSETH, ERIC & BETHANIE			3	835,981	0	91,958	8,896.00																				
2020	2020-660099787	GONSETH, ERIC & BETHANIE			3	829,729	0	91,270	8,817.00																				
2019	2019-660099787	GONSETH, ERIC & BETHANIE			3	791,115	0	87,023	8,413.00																				
2018	2018-660099787	GONSETH, ERIC & BETHANIE			3	155,000	0	17,050	1,587.00																				
2017	2017-660099787	GONSETH, ERIC & BETHANIE			3	160,000	0	17,600	1,655.00																				



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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	0.6845							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE	0						
	GATED	0						
Method	Square-Foot							
Base Lot Value	29,816.00 x 4.35 = 129,700		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-2\IMG_0063. 8/2/2021</p>					
Factor Value			GRM Approach					
Adjustments	1.0948		GRM Code Gross Rent 0.00 Indicated Value					
Lot Value	142,000		Multiple Regression					
Residential Data			MRA Code AO3 Residential Adusted R 0.8747 Indicated Value 671,466 202.37 Per SqFt					
Type	1 Single Family Residence		Direct Comparables					
Condition	5 - Very Good		Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 703,770 Per SqFt					
Quality	5 - Very Good		Value Reconciliation					
Architecture	TRAD TRADITIONAL		Selected Approach Cost Approach Improvements 577,021 Lot Value 142,000 Indicated Value 719,021 216.70 Per SqFt Agland Value Site Improvements 47,992 Total Value 767,013 231.17 Total Value Per SqFt					
Style	100% One Story							
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone							
Base/Total Area	3,318 / 3,318							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	9 Clay Tile							
Area on Slab	3,318							
Fixture/RghIn	16 /							
Bed/F/H Bath	3 / 3.0 / 1.0							
Basement Area								
Garage Type	1,374 Attached Garage - Finished 4 Stalls							
Remodel								
Year/Eff Age	2018 / 6							
Cost Approach			Manual : 01/2025					
Base Cost	114.55	Total Misc Impr	+	37,726				
Roofing Adj	+ 8.47	Garage Cost	+	88,513				
Subfloor Adj	+ -4.28	Total RCN	=	613,852				
Heat/Cool Adj	+ 18.45	Depreciation (6%)	-	36,831				
Plumbing Adj	+ 9.77	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	577,021				
Adj Base Cost	= 146.96	Lot Value	+	142,000				
Total Area	x 3,318	Indicated Value	=	719,021				
Adjusted Cost	= 487,613	Value Per SqFt		216.70				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	138694	725		725	34.43		24,962
PRCH	SLAB PORCH - COVERED	138696	124		124	36.82		4,566



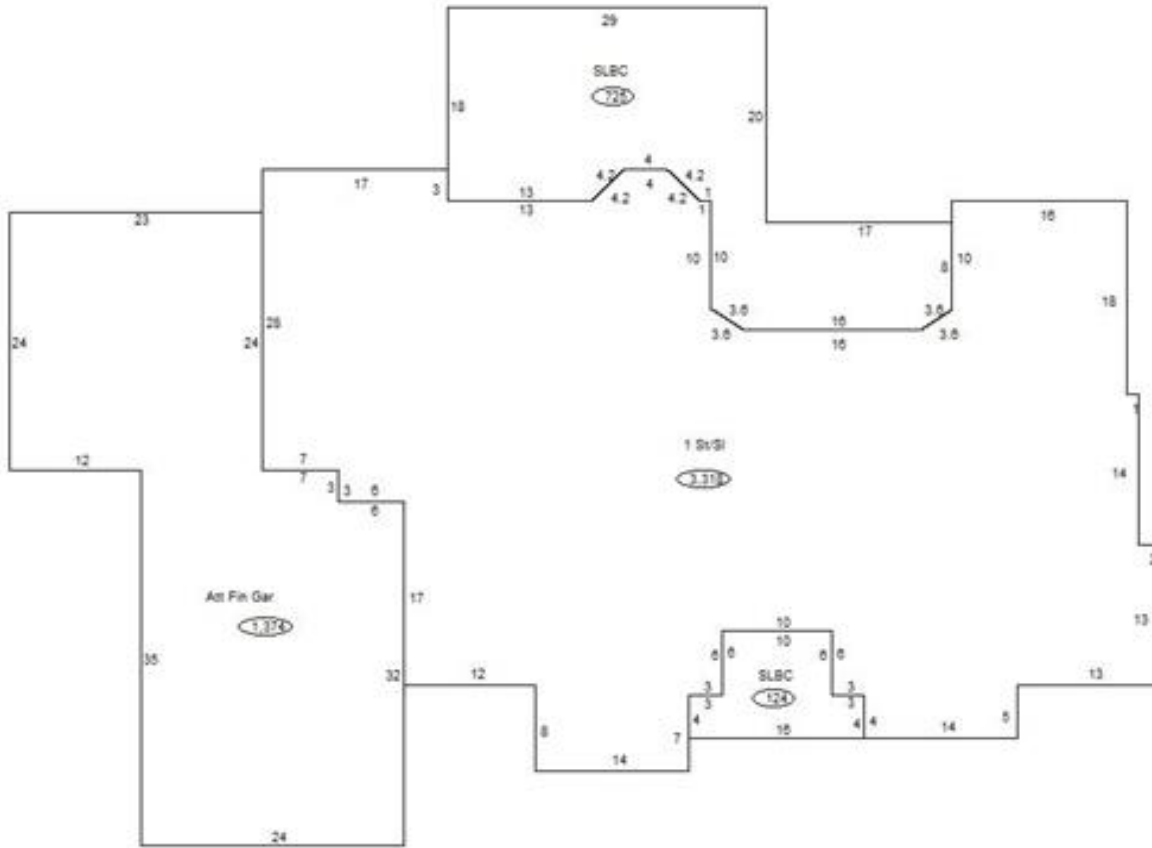
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,318	1.000	3,318
2	M	PRCH		13	SLBC	725	1.000	725
3	G	5		13	Att Fin Gar	1,374	1.000	1,374
4	M	PRCH		13	SLBC	124	1.000	124
Total Building Area						3,318		3,318



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	16x12x8	Concrete		192
	Qual 4	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (135.66 x 192)		26,047	26,047	1,823	24,224
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		540
	Qual 4	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (56.50 x 540)		30,510	30,510	10,068	20,442
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2018	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (4,820.00 x 1)		4,820	4,820	1,494	3,326