



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:51
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Assessment Data					Primary Image																																																																																				
Account 660099788 Parcel ID 0000000-00-000374-001-0042 Cadastral ID 02-20-14-00820 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334779 SCHUH, GREGORY ROBERT & ELIZABETH MARIE 17580 E SUNSET RIDGE OWASSO OK 74055-0000 Parcel Location Situs 17580 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0042 / 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>660099788 09/12/25</p> <p>660099788_002.JPG 9/18/2025</p>																																																																																				
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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	0.7622	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	33,200.00 x 4.35 = 144,420	
Factor Value		
Adjustments	1.0000	
Lot Value	144,420	

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	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,632 / 5,603
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,632
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,142 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	1,038,354 185.32 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,159,850 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.80	Total Misc Impr	+ 33,421
Roofing Adj	+ 4.40	Garage Cost	+ 93,461
Subfloor Adj	+ -4.17	Total RCN	= 908,893
Heat/Cool Adj	+ 20.10	Depreciation (5%)	- 45,445
Plumbing Adj	+ 7.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 863,448
Adj Base Cost	= 139.57	Lot Value	+ 144,420
Total Area	x 5,603	Indicated Value	= 1,007,868
Adjusted Cost	= 782,011	Value Per SqFt	179.88

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	863,448
Lot Value	144,420
Indicated Value	1,007,868 179.88 Per SqFt
Agland Value	
Site Improvements	43,059
Total Value	1,050,927 187.57 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2018	1	0.00	
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PRCH	SLAB PORCH - COVERED	135600	178		178	44.88	7,989
PRCH	SLAB PORCH - COVERED	135601	592		592	42.96	25,432



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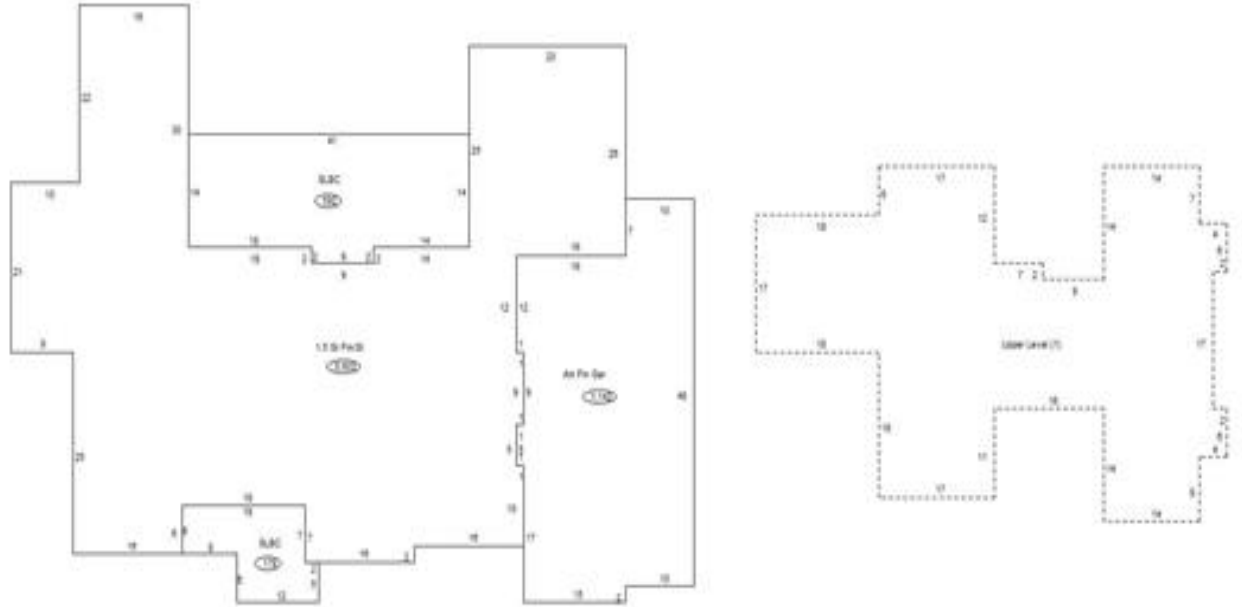
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Sketch Image

660099788



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	3,632	1.543	5,603
2	U	^UL		13	Upper Level (1)	1,971	1.000	1,971
3	G	5		13	Att Fin Gar	1,142	1.000	1,142
4	M	PRCH		13	SLBC	178	1.000	178
5	M	PRCH		13	SLBC	592	1.000	592
Total Building Area						3,632		5,603



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	18x8x8	Concrete	Composition Shingle	144
	Qual 4	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ 0% Func)	RCNLD
	Base Cost (135.66 x 144)		19,535	19,535	1,172	18,363
	PRCH	Porch ON PLHR	18x10x8	Concrete	Composition Shingle	180
	Qual 4	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (32.38 x 180)		5,828	5,828	1,574	4,254
	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