



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:23:56  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099791 <b>Parcel ID</b> 0000000-00-000374-001-0045 <b>Cadastral ID</b> 02-20-14-00850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 339377 GERHART, BRANDON D & LACY R  17640 E SUNSET RIDGE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17640 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE II <b>Lot/Block</b> 0045 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660099791 09/12/25</p> <p>660099791_007.JPG 9/18/2025</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.24572800 -95.78066024 LOT 45 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	0.6668	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	29,045.00 x 4.35 = 126,346	
Factor Value		
Adjustments	3.2016	
Lot Value	404,506	



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,084 / 4,494
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,084
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	648 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,207,905	268.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,188,240		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	154.73	Total Misc Impr	+ 54,511
Roofing Adj	+ 5.71	Garage Cost	+ 109,240
Subfloor Adj	+ -12.37	Total RCN	= 980,086
Heat/Cool Adj	+ 24.14	Depreciation ( 2%)	- 19,602
Plumbing Adj	+ 9.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 960,484
Adj Base Cost	= 181.65	Lot Value	+ 404,506
Total Area	x 4,494	Indicated Value	= 1,364,990
Adjusted Cost	= 816,335	Value Per SqFt	303.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	960,484		
Lot Value	404,506		
Indicated Value	1,364,990	303.74	Per SqFt
Agland Value			
Site Improvements	69,159		
Total Value	1,434,149	319.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152844	578		578	43.91		25,380
PRCH	Slab Porch - Covered	152845	10x3		30	47.02		1,411
PRCH	Slab Porch - Covered	152846	6x5		30	47.02		1,411
PRCH	Slab Porch - Covered	152847	7x5		35	46.99		1,645
FPR1	Fireplace - Residential 1 Story				1	9,658.49		9,658
SHLT	STORM SHELTER			2021	1	0.00		
ODFP	Outdoor Fireplace/Firepit				1	9,630.41		9,630
GENR	Generator - Residential Standby				1	5,376.00		5,376



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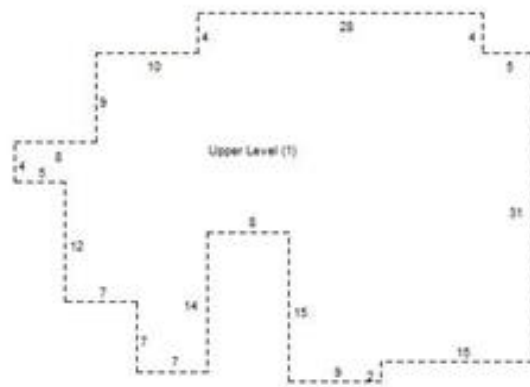
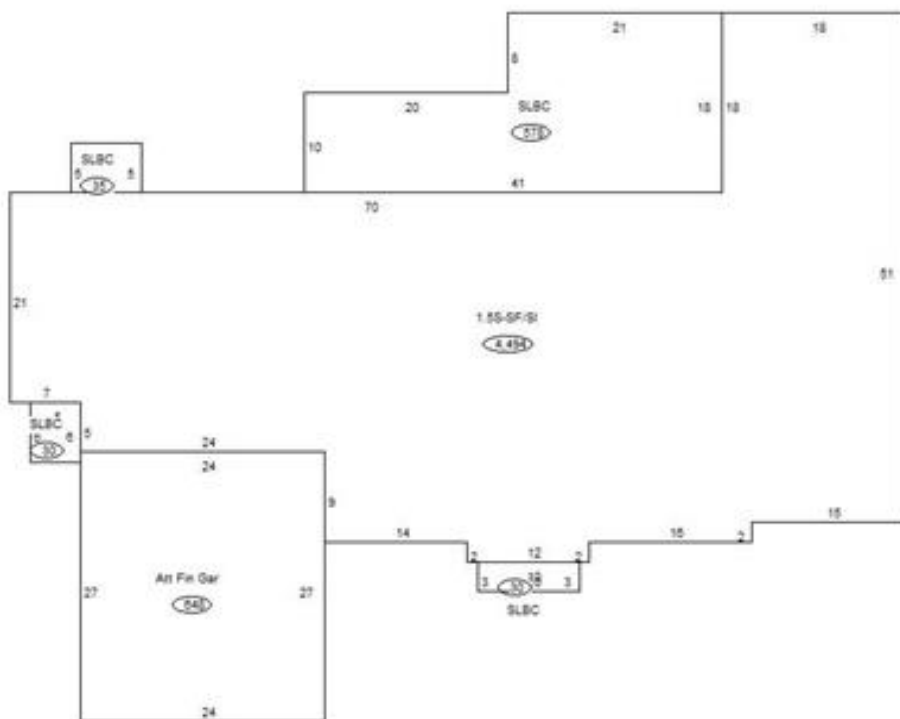
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### Sketch Image

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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	1.5S-SF/SI	3,084	1.457	4,494
2	G	5		13	Att Fin Gar	648	1.000	648
3	M	PRCH		13	SLBC	578	1.000	578
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PRCH		13	SLBC	30	1.000	30
6	M	PRCH		13	SLBC	35	1.000	35
7	U	^UL		13	Upper Level (1)	1,410	1.000	1,410
<b>Total Building Area</b>						3,084		4,494



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 3	Cond 3	Year 2021	Eff Age	4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3,100.00 x 1)		3,100	3,100	775	2,325
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		530
	Qual 4	Cond 3	Year 2021	Eff Age	4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (56.61 x 530)		30,003	30,003	6,301	23,702
	GRDT	Garage - Detached	35x20x10	Concrete	Composition Shingle	700
	Qual 6	Cond 4	Year 2021	Eff Age	3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (64.86 x 700)		45,402	45,402	2,270	43,132