



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:58
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Assessment Data					Primary Image																																																																																				
Account 660099792 Parcel ID 0000000-00-000374-001-0046 Cadastral ID 02-20-14-00860 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346281 PRUITT, JOHN & MEGAN 17660 E SUNSET RDG OWASSO OK 74055-0000 Parcel Location Situs 17660 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0046 / 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>660099792 09/12/25</p> <p>660099792_004.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.24569555 -95.78019933																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7344		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	31,992.00 x 4.35 = 139,165		
Factor Value			
Adjustments	1.6648		
Lot Value	231,682		



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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,634 / 5,266
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,634
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,249 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,115,730	211.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,152,730 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.33	Total Misc Impr	+ 57,133
Roofing Adj	+ 5.07	Garage Cost	+ 126,386
Subfloor Adj	+ -5.90	Total RCN	= 951,354
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 28,541
Plumbing Adj	+ 8.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 922,813
Adj Base Cost	= 145.81	Lot Value	+ 231,682
Total Area	x 5,266	Indicated Value	= 1,154,495
Adjusted Cost	= 767,835	Value Per SqFt	219.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	922,813		
Lot Value	231,682		
Indicated Value	1,154,495	219.24	Per SqFt
Agland Value			
Site Improvements	25,517		
Total Value	1,180,012	224.08	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
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	SLAB PORCH - COVERED	143998	10x5		50	46.89		2,345
PRCH	SLAB PORCH - COVERED	143999	480		480	44.35		21,288
PRCH	SLAB PORCH - COVERED	144000	32		32	47.01		1,504
PRCH	SLAB PORCH - COVERED	144001	281		281	45.12		12,679



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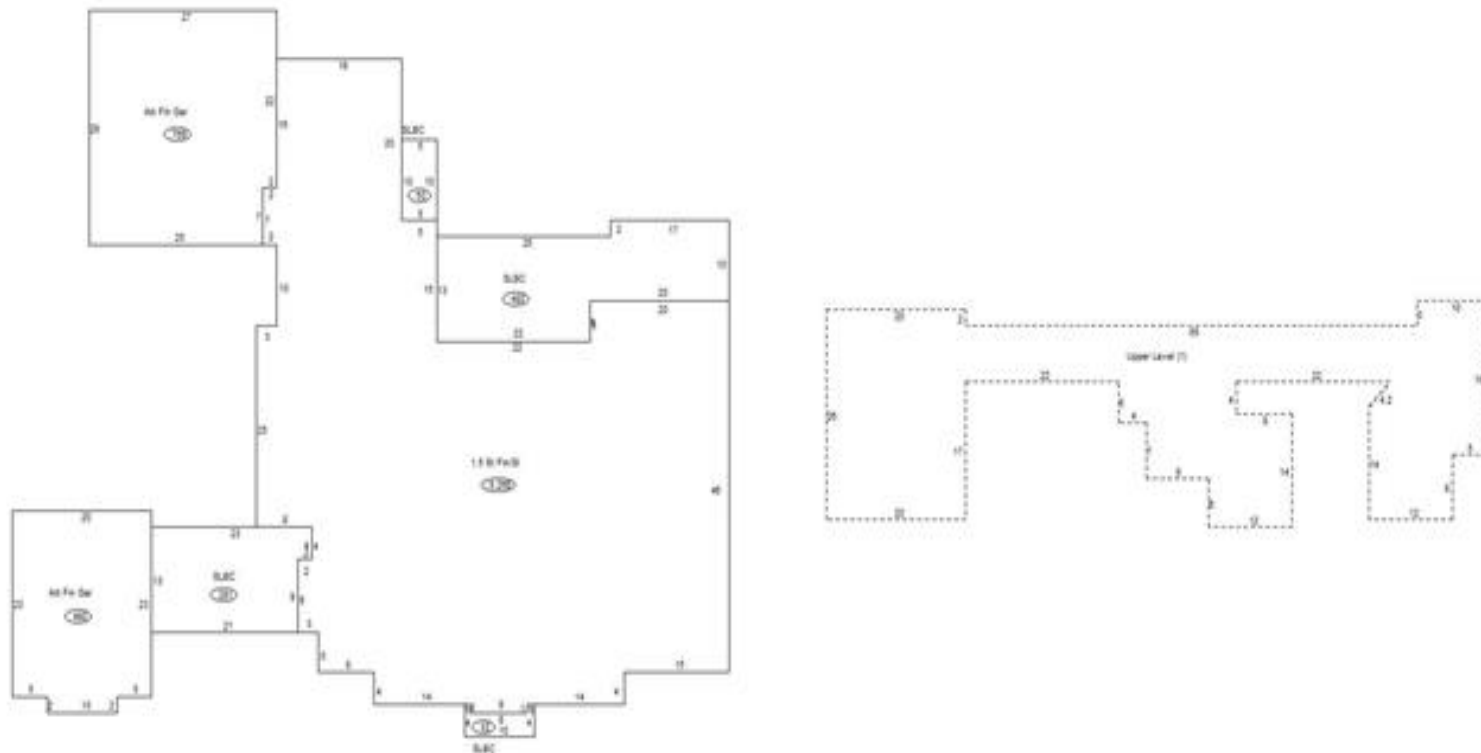
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Sketch Image

660099792



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	3,634	1.449	5,266
2	U	^UL		13	Upper Level (1)	1,632	1.000	1,632
3	G	5		13	Att Fin Gar	769	1.000	769
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	480	1.000	480
6	M	PRCH		13	SLBC	32	1.000	32
7	M	PRCH		13	SLBC	281	1.000	281
8	G	5		13	Att Fin Gar	480	1.000	480
Total Building Area						3,634		5,266



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		530
	Qual	4	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary Base Cost (56.61 x 530) 30,003		Modifier Total	RCN 30,003	Depr (27% Phys/ % Func) 8,101	RCNLD 21,902
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond 4	Year 2019	Eff Age 4	
	Valuation Summary Base Cost (4,820.00 x 1) 4,820		Modifier Total	RCN 4,820	Depr (25% Phys/ % Func) 1,205	RCNLD 3,615