



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:00
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Assessment Data					Primary Image																																																																																				
Account 660099793 Parcel ID 0000000-00-000374-001-0047 Cadastral ID 02-20-14-00870 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310999 YORMAN, KEITH ALLEN & KALIE ROSE TRUST 17680 E SUNSET RIDGE OWASSO OK 74055-0000																																																																																									
Parcel Location Situs 17680 E SUNSET RDG Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0047 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 1 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																									
Legal Description Lat/Long: 36.24565275 -95.77971921 LOT 47 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>R18 000023</td> <td>R19- NEW 3689 SQ FT SFR</td> <td>02/2018</td> <td>10/2018</td> <td>400,000</td> </tr> <tr> <td>R18 000024</td> <td>R19- NEW 25X36 DTCH ACC BLDG</td> <td>02/2018</td> <td>10/2018</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000023	R19- NEW 3689 SQ FT SFR	02/2018	10/2018	400,000	R18 000024	R19- NEW 25X36 DTCH ACC BLDG	02/2018	10/2018	100,000																																																																	
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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	0.7961	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	34,676.00 x 4.35 = 150,841	
Factor Value		
Adjustments	1.0276	
Lot Value	155,004	

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	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	2,362 / 3,603
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,362
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	796 Attached Garage - Finished 3 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	765,251 212.39 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	782,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.54	Total Misc Impr	+ 31,313	Roofing Adj	+ 4.74	Garage Cost	+ 65,145
Subfloor Adj	+ -4.51	Total RCN	= 627,648	Heat/Cool Adj	+ 20.10	Depreciation (5%)	- 31,382
Plumbing Adj	+ 11.56	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 596,266
Adj Base Cost	= 147.43	Lot Value	+ 155,004	Total Area	x 3,603	Indicated Value	= 751,270
Adjusted Cost	= 531,190	Value Per SqFt	208.51				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	596,266
Lot Value	155,004
Indicated Value	751,270 208.51 Per SqFt
Agland Value	
Site Improvements	48,624
Total Value	799,894 222.01 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit	0		1	2022	7,704.33		7,704
PRCH	SLAB PORCH - COVERED	138864	21x13		273	44.39		12,118
PRCH	Porch	138865	8x7		56	45.77		2,563



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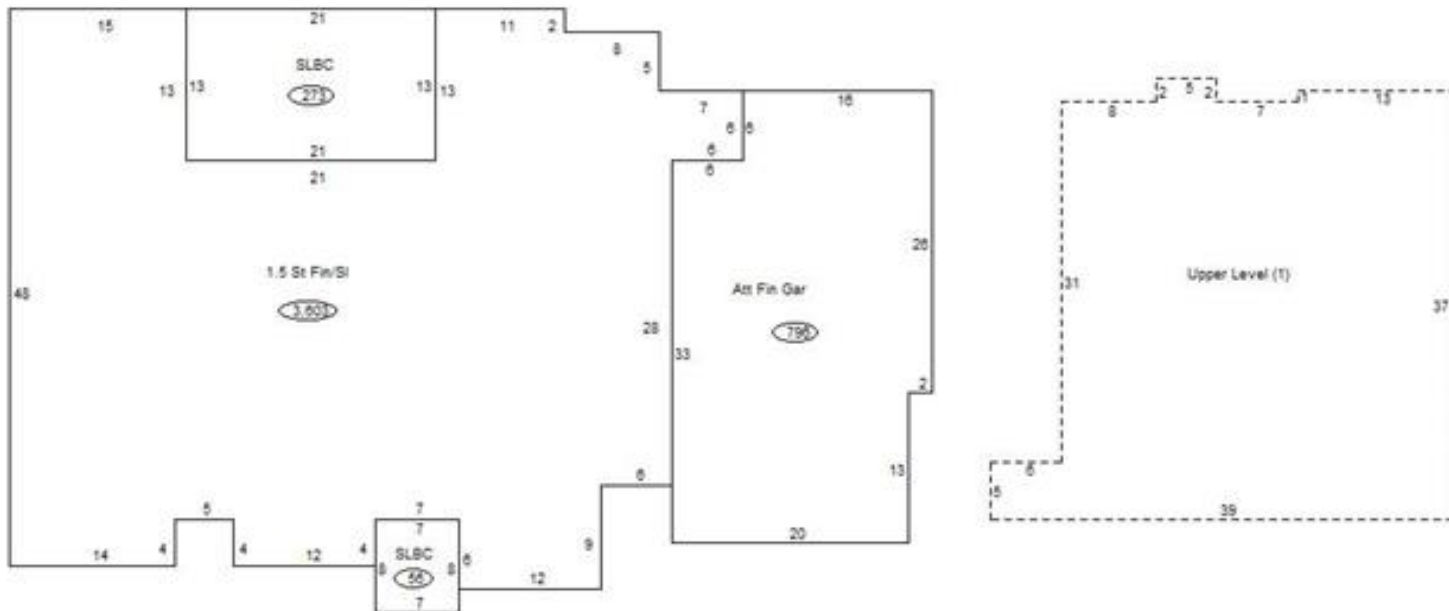
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Sketch Image

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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/Sl	2,362	1.525	3,603
2	G	5		13	Att Fin Gar	796	1.000	796
3	M	PRCH		13	SLBC	273	1.000	273
4	M	PRCH		13	SLBC	56	1.000	56
5	U	^UL		13	Upper Level (1)	1,241	1.000	1,241
Total Building Area						2,362		3,603



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4,820.00 x 1)	4,820		4,820	578
				4,242



GRDT	Description	Dimensions	Roofing	Total Units
GRDT	GARAGE - DETACHED	35x25x8	Concrete	875
Qual 4	Cond 4	Year 2018	Eff Age 5	
Rec Finish Area Over Garage	Area 450	Fixture Count		12,379
Warm & Cooled Air	Total Area 450			3,177

Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (37.96 x 875)	33,215	15,556	48,771	4,389
				44,382