



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:24:43
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099821 Parcel ID 0000000-00-000068-005-0011 Cadastral ID 02-20-14-01060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 322485 BENTLEY, JACK LEE & KELLEY BETH-CO-TRUSTEES BENTLEY FAMILY TRUST 17735 E FALCON PASS OWASSO OK 74055-0000																																																																																									
Parcel Location Situs 17735 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																									
Legal Description Lot/Long: 36.24205176 -95.78238152					Building Permits																																																																																				
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 Page 2

Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8311		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	36,204.00 x 7.00 = 253,428		
Factor Value			
Adjustments	1.0000		
Lot Value	253,428		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-28\IMG_008I 7/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	4,309 / 6,034
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,309
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,019 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,134,466	188.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,460,220 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	142.67	Total Misc Impr	+ 119,647
Roofing Adj	+ 5.43	Garage Cost	+ 134,793
Subfloor Adj	+ -9.08	Total RCN	= 1,279,255
Heat/Cool Adj	+ 22.94	Depreciation (3%)	- 38,378
Plumbing Adj	+ 7.88	Lump Sums	+ 17,456
Basement Adj	+ 0.00	RCNLD	= 1,258,333
Adj Base Cost	= 169.84	Lot Value	+ 253,428
Total Area	x 6,034	Indicated Value	= 1,511,761
Adjusted Cost	= 1,024,815	Value Per SqFt	250.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,258,333		
Lot Value	253,428		
Indicated Value	1,511,761	250.54	Per SqFt
Agland Value			
Site Improvements	3,326		
Total Value	1,515,087	251.09	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	2018	1	0.00	
GENR	Generator - Residential Standby	0		1	1	5,376.00		5,376
PRCH	SLAB PORCH - COVERED	138875	9x5		45	46.93		2,112
PRCH	SLAB PORCH - COVERED	138876	1304		1,304	41.68		54,351
PRCH	Porch	138878	17x14		238	45.55		10,841
PATO	Patio - Open	138880	76		76	18.02		1,370
PRCH	Porch	138881	30x20		600	43.80		26,280
BALW	Balcony - Wood	138882	396		396	44.08		17,456



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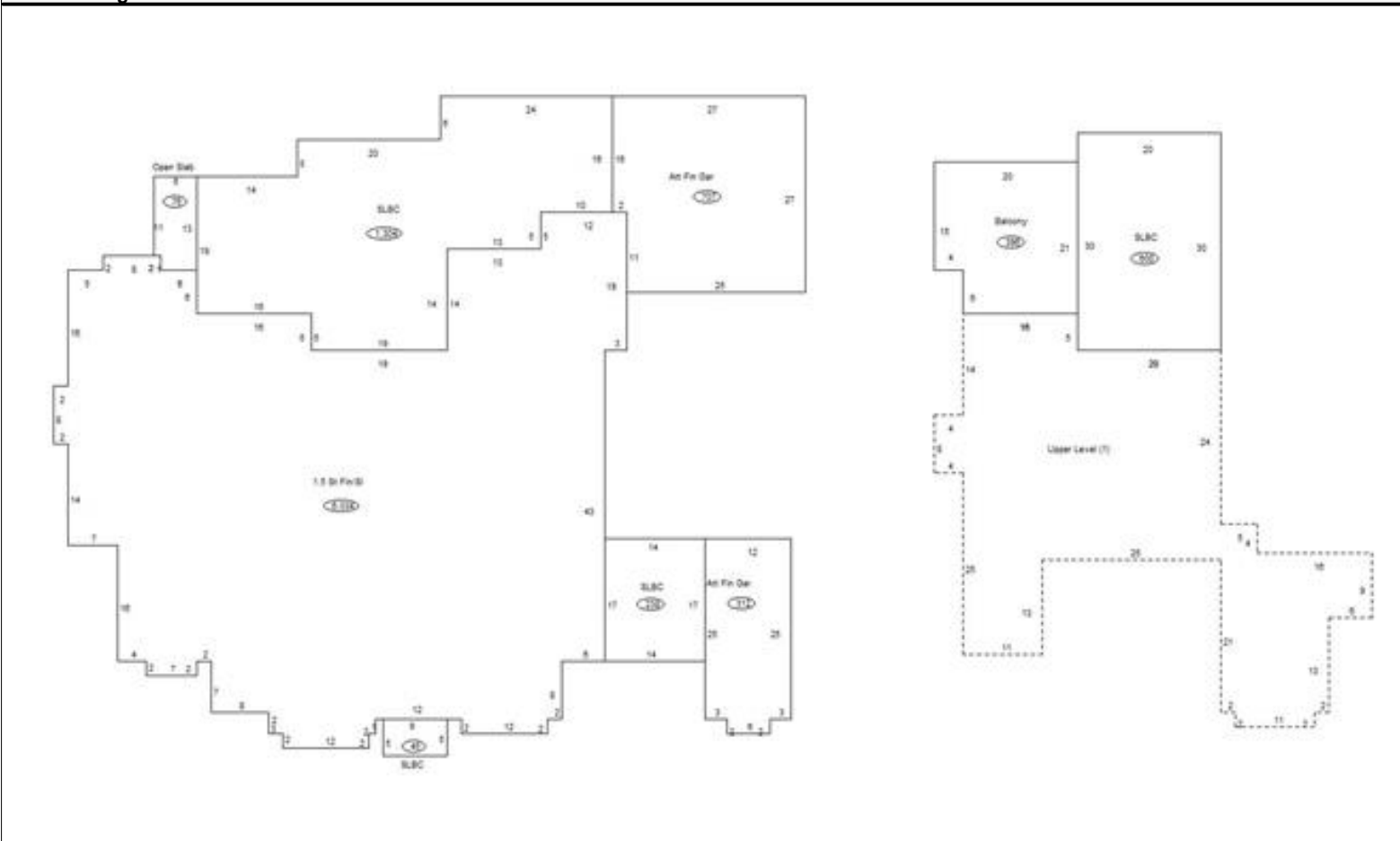
Date 04/18/2026

Time 09:24:43

Page 3

Sketch Image

660099821



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	4,309	1.400	6,034
2	U	^UL		13	Upper Level (1)	1,725	1.000	1,725
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	1,304	1.000	1,304
5	G	5		13	Att Fin Gar	707	1.000	707
6	M	PRCH		13	SLBC	238	1.000	238
7	G	5		13	Att Fin Gar	312	1.000	312
8	M	PATO		13	Open Slab	76	1.000	76
9	M	PRCH		13	SLBC	600	1.000	600
10	M	BALW		13	Balcony	396	1.000	396

Total Building Area 4,309 6,034



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Page 4

660099821

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	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