



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
Account 660099822 Parcel ID 0000000-00-000068-005-0012 Cadastral ID 02-20-14-01070 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329989 ROEPKE, RICHARD & BRIANNE TRUSTEES ROEPKE FAMILY TRUST 17697 E FALCON PASS OWASSO OK 74055-0000																																																																																									
Parcel Location Situs 17697 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0012 / 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 Lat/Long: 36.24185089 -95.78270951					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>R20 000458</td> <td>R22- NEW 5038 SQ FT SFR</td> <td>11/2020</td> <td>09/2021</td> <td>750,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000458	R22- NEW 5038 SQ FT SFR	11/2020	09/2021	750,000																																																																						
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8341		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	0
Method	Square-Foot		
Base Lot Value	36,334.00 x 7.00 = 254,338		
Factor Value			
Adjustments	1.0000		
Lot Value	254,338		



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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,008 / 5,532
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,008
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,412 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,097,726	198.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,340,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	138.42	Total Misc Impr	+ 84,490				
Roofing Adj	+ 5.54	Garage Cost	+ 186,779				
Subfloor Adj	+ -9.33	Total RCN	= 1,188,032				
Heat/Cool Adj	+ 22.94	Depreciation (2%)	- 23,761				
Plumbing Adj	+ 8.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 1,164,271				
Adj Base Cost	= 165.72	Lot Value	+ 254,338				
Total Area	x 5,532	Indicated Value	= 1,418,609				
Adjusted Cost	= 916,763	Value Per SqFt	256.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,164,271		
Lot Value	254,338		
Indicated Value	1,418,609	256.44	Per SqFt
Agland Value			
Site Improvements	3,904		
Total Value	1,422,513	257.14	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	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	Porch	151850	1080		1,080	42.08		45,446
PRCH	Porch	151851	20x16		320	44.87		14,358
PRCH	Porch	151852	11x7		77	46.72		3,597
PATO	Patio - Open	151853	15x4		60	18.02		1,081
PATO	Patio - Open	151854	4x4		16	18.02		288
PATO	Patio - Open	151855	6x4		24	18.02		432



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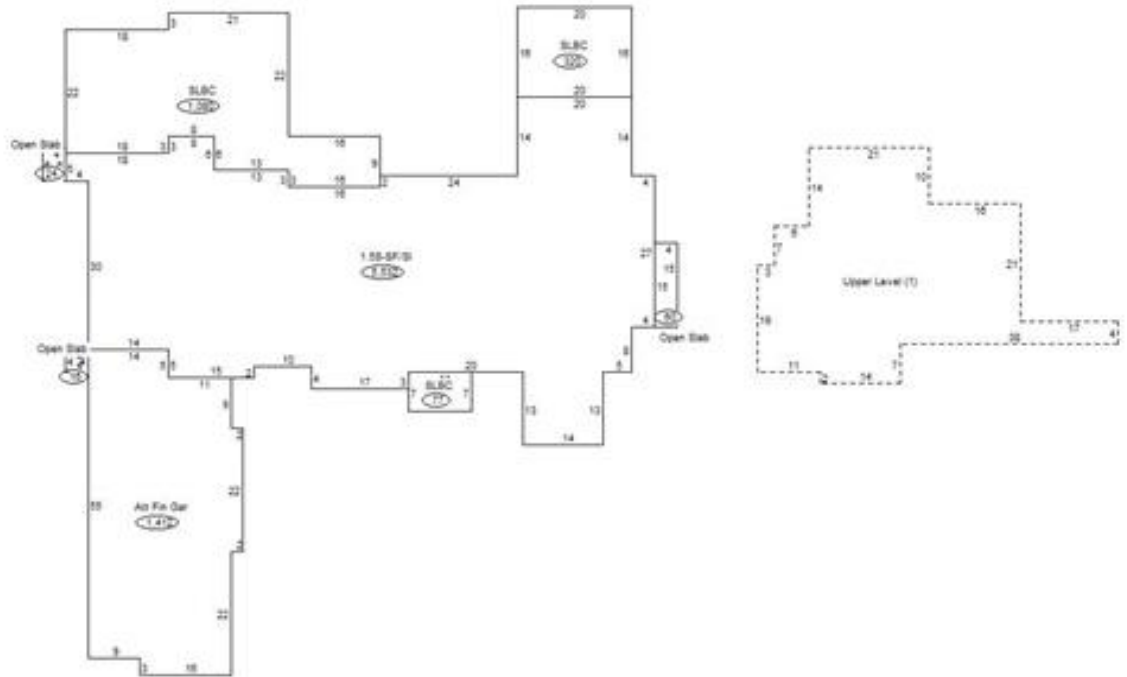
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,008	1.380	5,532
2	U	^UL		20	Upper Level (1)	1,524	1.000	1,524
3	G	5		20	Att Fin Gar	1,412	1.000	1,412
4	M	PRCH		20	SLBC	1,080	1.000	1,080
5	M	PRCH		20	SLBC	320	1.000	320
6	M	PRCH		20	SLBC	77	1.000	77
7	M	PATO		20	Open Slab	60	1.000	60
8	M	PATO		20	Open Slab	16	1.000	16
9	M	PATO		20	Open Slab	24	1.000	24
Total Building Area						4,008		5,532



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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 2021	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (4,820.00 x 1)	4,820		4,820	916	3,904