



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b>	660099828								
<b>Parcel ID</b>	0000000-00-000068-006-0010								
<b>Cadastral ID</b>	02-20-14-01120								
<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>	341983								
HUNERYAGER, JARROD & BRITTANY									
17776 E FALCON PASS OWASSO OK 74055-0000									
<b>Parcel Location</b>									
<b>Situs</b>	17776 E FALCON PASS								
<b>Subdivision</b>	BLUFFS AT STONE CANYON PHASE III (THE)								
<b>Lot/Block</b>	0010 / 0006	<b>Parcel Size</b> 1 - Lots							
<b>Sec/Twn/Rng</b>	2 / 20 / 14 / 5								
<b>Neighborhood</b>	1218 - R-V01-SW OWASSO								
<b>School District</b>	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.24120560 -95.78185723									
<b>Building Permits</b>									
LOT 10 BLOCK 6 THE BLUFFS AT STONE CANYON PHASE III									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R24 030	NEW POOL	04/2024	08/2024	60,000					
R22 445	R23 NEW SFR 4537 SQ FT	10/2022	07/2023	850,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	TRUE NORTH HOMES LLC	07/11/2023	1,200,500	YES					
/	C.A.B.O. DEVELOPMENT COMPANY LI	09/16/2022	180,000	15					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>	
<b>Remove Cap</b>	2024	<b>Land Value</b>	240,184	240,184	11%	26,420	<b>Assessed</b>	120,343	
<b>Year Frozen</b>		<b>Improvements</b>	853,863	853,838		93,923	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	
<b>TIF Project ID</b>	0	<b>Total Value</b>	1,094,047	1,094,022		120,343	<b>Total Taxable</b>	119,343	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660099828	HUNERYAGER, JARROD &	3	1,062,158	1000	115,837	11,347.00		
2024	2024-660099828	HUNERYAGER, JARROD &	3	1,238,537	1000	135,239	12,992.00		
2023	2023-660099828	HUNERYAGER, JARROD &	3	4,559	0	501	47.00		
2022	2022-660099828	TRUE NORTH HOMES LLC	3	4,559	0	501	49.00		
2021	2021-660099828	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2020	2020-660099828	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2019	2019-660099828	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	48.00		
2018	2018-660099828	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		
2017	2017-660099828	C.A.B.O. DEVELOPMENT COMPANY LLC	3	4,559	0	501	47.00		



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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7877		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS	0	0
Method	Square-Foot		
Base Lot Value	34,312.00 x 7.00 = 240,184		
Factor Value			
Adjustments	1.0000		
Lot Value	240,184		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,269 / 4,757
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,269
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,354 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	809,521		
Lot Value	240,184		
Indicated Value	1,049,705	220.67	Per SqFt
Agland Value			
Site Improvements	44,342		
Total Value	1,094,047	229.99	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.40	Total Misc Impr	+	76,746
Roofing Adj	+ 4.74	Garage Cost	+	110,811
Subfloor Adj	+ -4.45	Total RCN	=	826,042
Heat/Cool Adj	+ 20.10	Depreciation ( 2%)	-	16,521
Plumbing Adj	+ 7.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	809,521
Adj Base Cost	= 134.22	Lot Value	+	240,184
Total Area	x 4,757	Indicated Value	=	1,049,705
Adjusted Cost	= 638,485	Value Per SqFt		220.67

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit	0		1 2023	1	7,704.33		7,704
GENR	Generator - Residential Standby	0		1 2023	1	5,026.00		5,026
PRCH	Porch	157637	78		78	45.66		3,561
PRCH	Porch	157638	251		251	44.48		11,164
PRCH	Porch	157639	508		508	43.31		22,001
PRCH	Porch	160700	30x14		420	43.72		18,362



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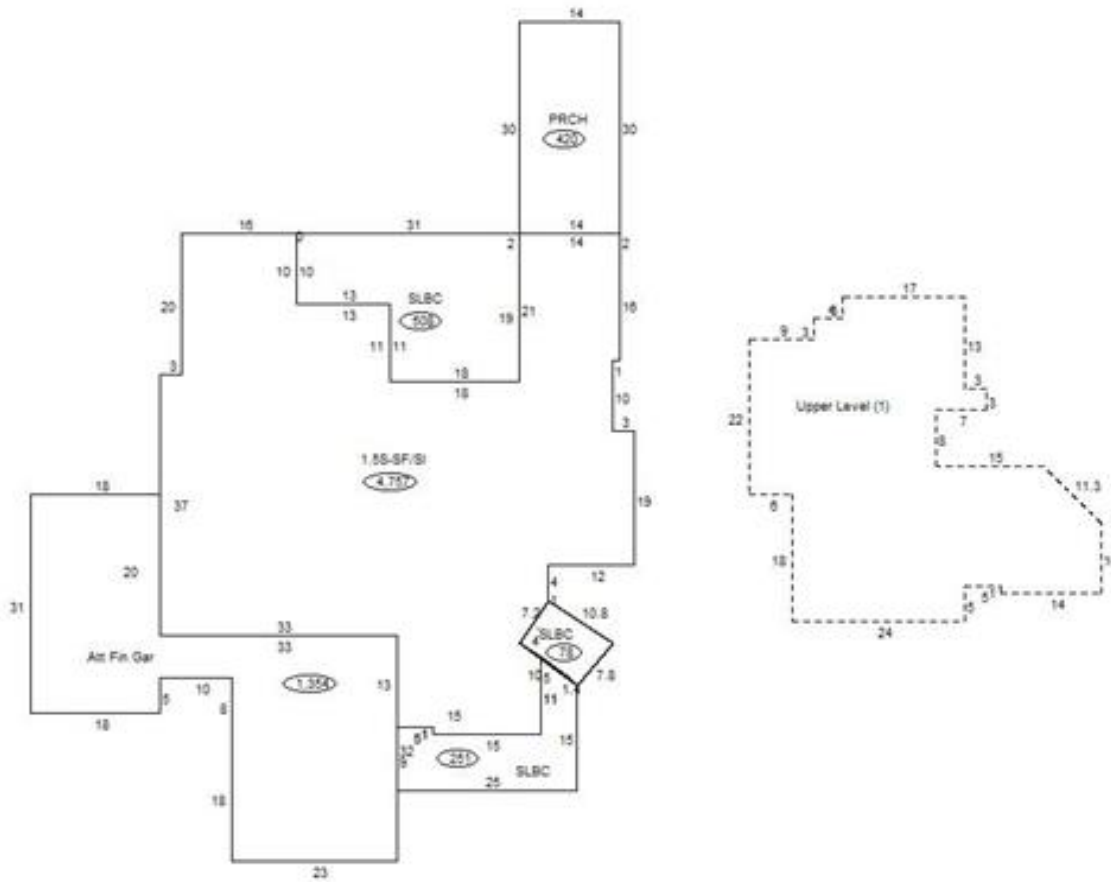
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Sketch Image

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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	3,269	1.455	4,757
2	U	^UL		20	Upper Level (1)	1,488	1.000	1,488
3	G	5		20	Att Fin Gar	1,354	1.000	1,354
4	M	PRCH		20	SLBC	78	1.000	78
5	M	PRCH		20	SLBC	251	1.000	251
6	M	PRCH		20	SLBC	508	1.000	508
7	M	PRCH		20	PRCH	420	1.000	420
<b>Total Building Area</b>						<b>3,269</b>		<b>4,757</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	35x20x0	Concrete		700
	Qual	6	Cond 6	Year 2024	Eff Age 1	
				0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (66.68 x 700)	46,676	46,676	2,334	44,342