



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 660108152 Parcel ID 000223-0004-001-0-000-00 Cadastral ID 02-20-14-06040 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344743 JARANDSON, KERRY & SUSAN 17601 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17601 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108152 08/26/25</p> <p>660108152_001.JPG 8/26/2025</p>																																																	
Legal Description Lat/Long: 36.24898325 -95.78398853																																																						
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.821	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	35,762.00 x 4.35 = 155,565	
Factor Value		
Adjustments	1.6713	
Lot Value	260,000	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	3,275 / 4,810
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,275
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,184 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	1,124,777 233.84 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	980,632
Lot Value	260,000
Indicated Value	1,240,632 257.93 Per SqFt
Agland Value	
Site Improvements	48,684
Total Value	1,289,316 268.05 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	133.61	Total Misc Impr	+	58,256
Roofing Adj	+ 5.35	Garage Cost	+	156,620
Subfloor Adj	+ -9.03	Total RCN	=	990,537
Heat/Cool Adj	+ 22.94	Depreciation (1%)	-	9,905
Plumbing Adj	+ 8.39	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	980,632
Adj Base Cost	= 161.26	Lot Value	+	260,000
Total Area	x 4,810	Indicated Value	=	1,240,632
Adjusted Cost	= 775,661	Value Per SqFt		257.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173160	132		132	46.36		6,120
EPKS	Enclosed Porch - Kneewall Screen	173161	34x14		476	49.05		23,348
FPR1	Fireplace - Residential 1 Story			2025	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit			2025	1	9,630.41		9,630
ODRK	Outdoor Kitchen			2025	1	9,500.00		9,500



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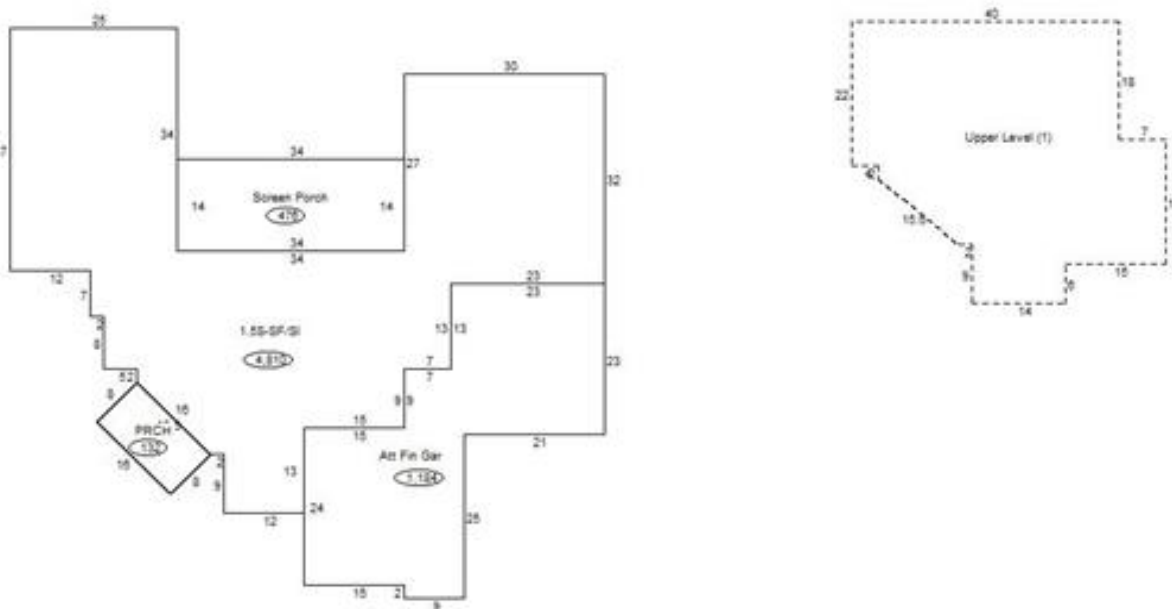
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Sketch Image

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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	3,275	1.469	4,810
2	U	^UL		20	Upper Level (1)	1,535	1.000	1,535
3	G	5		20	Att Fin Gar	1,184	1.000	1,184
4	M	PRCH		20	PRCH	132	1.000	132
5	M	EPKS		20	Screen Porch	476	1.000	476
Total Building Area						3,275		4,810



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x36x8	Concrete		936
	Qual	5	Cond 3	Year	2025	Eff Age 1
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (54.75 x 936)		51,246	51,246	2,562		48,684