



# 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> 660108154 <b>Parcel ID</b> 000223-0004-003-0-000-00 <b>Cadastral ID</b> 02-20-14-06060 <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> 347461 REYNOLDS, TRICIA DEANN TRUST  17621 E PATRIOT DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17621 E PATRIOT DR <b>Subdivision</b> COVES AT STONE CANYON PHASE I <b>Lot/Block</b> 0003 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660108154_001.JPG 8/26/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.24920378 -95.78313081 LOT 3 BLOCK 4 THE COVES AT STONE CANYON PHASE I																																																																					
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6359	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	27,700.00 x 4.35 = 120,495	
Factor Value		
Adjustments	4.1395	
Lot Value	498,789	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	4,273 / 4,273
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,273
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,049 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2025 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,253,965	293.46	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	158.77	Total Misc Impr	+	63,241	
Roofing Adj	+ 8.02	Garage Cost	+	174,176	
Subfloor Adj	+ -17.16	Total RCN	=	1,022,367	
Heat/Cool Adj	+ 24.14	Depreciation ( 0%)	-	0	
Plumbing Adj	+ 9.93	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	1,022,367	
Adj Base Cost	= 183.70	Lot Value	+	498,789	
Total Area	x 4,273	Indicated Value	=	1,521,156	
Adjusted Cost	= 784,950	Value Per SqFt		355.99	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,022,367		
Lot Value	498,789		
Indicated Value	1,521,156	355.99	Per SqFt
Agland Value			
Site Improvements	82,996		
Total Value	1,604,152	375.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	2025	1	9,658.49	9,658
ODFP	Outdoor Fireplace/Firepit	0		1	2025	1	9,630.41	9,630
ODRK	Outdoor Kitchen	0		1	2025	1	9,500.00	9,500
GENR	Generator - Residential Standby	0		1	2025	1	5,376.00	5,376
SHLT	STORM SHELTER (IN SFR)	0		1	2025	1	0.00	
PRCH	Porch	173146	97			97	46.59	4,519
PRCH	Porch	173147	31x18			558	44.01	24,558



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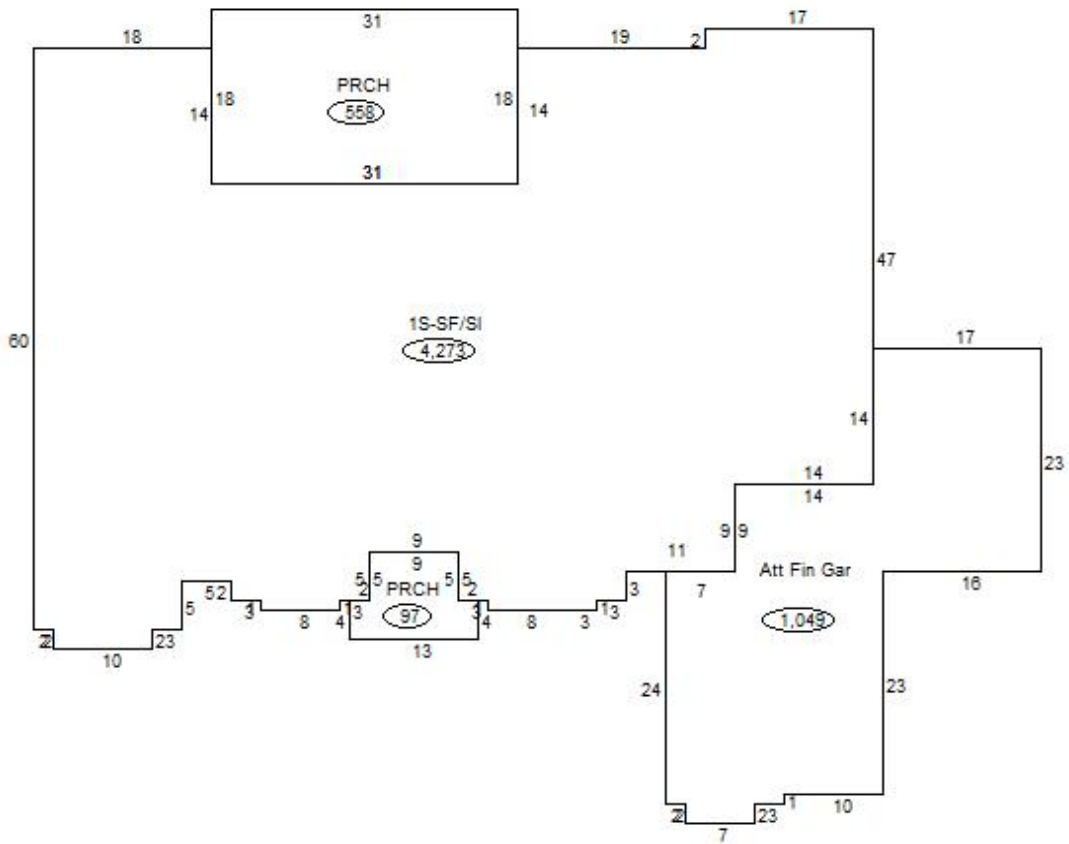
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	4,273	1.000	4,273
2	G	5		20	Att Fin Gar	1,049	1.000	1,049
3	M	PRCH		20	PRCH	97	1.000	97
4	M	PRCH		20	PRCH	558	1.000	558
<b>Total Building Area</b>						<b>4,273</b>		<b>4,273</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	36x36x8	Concrete		1,296
	Qual	6	Cond 6	Year 2025	Eff Age 0	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (64.04 x 1,296)	82,996	82,996		82,996