



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 660108155 Parcel ID 000223-0004-004-0-000-00 Cadastral ID 02-20-14-06070 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344845 JOHNSON, MELINDA MCNAUGHT 2014 REVOC TRUST 17641 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17641 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0004 / 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>660108155 08/15/24</p> <p>660108155_001.JPG 8/16/2024</p>																																																																
Legal Description Lat/Long: 36.24953407 -95.78245644 LOT 4 BLOCK 4 THE COVES AT STONE CANYON PHASE I																																																																					
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6454	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	28,113.00 x 4.35 = 122,292	
Factor Value		
Adjustments	1.2891	
Lot Value	157,651	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7.5 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,680 / 5,034
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,680
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,061 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2024 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adjusted R	0.8747		
Indicated Value	1,206,381	239.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,355,220 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,329,462		
Lot Value	157,651		
Indicated Value	1,487,113	295.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,487,113	295.41	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	184.28	Total Misc Impr	+ 62,276				
Roofing Adj	+ 6.33	Garage Cost	+ 236,253				
Subfloor Adj	+ -18.82	Total RCN	= 1,337,547				
Heat/Cool Adj	+ 25.66	Depreciation (1%)	- 13,375				
Plumbing Adj	+ 8.95	Lump Sums	+ 5,290				
Basement Adj	+ 0.00	RCNLD	= 1,329,462				
Adj Base Cost	= 206.40	Lot Value	+ 157,651				
Total Area	x 5,034	Indicated Value	= 1,487,113				
Adjusted Cost	= 1,039,018	Value Per SqFt	295.41				

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
BALW	Balcony - Wood	160745	20x6		120	44.08		5,290
PRCH	Porch	160746	670		670	43.46		29,118
PRCH	Porch	160747	22x6		132	46.36		6,120
PRCH	Porch	160748	14x12		168	46.13		7,750

