



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 660108159 Parcel ID 000223-0005-004-0-000-00 Cadastral ID 02-20-14-06110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344726 MORRIS, GREGORY & CATHERINE 17642 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17642 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108159_001.JPG 9/18/2025</p>																																																																
Legal Description Lot/Long: 36.24879856 -95.78232768 LOT 4 BLOCK 5 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	0.5932		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,839.00 x 4.35 = 112,400		
Factor Value			
Adjustments	2.2463		
Lot Value	252,481		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,805 / 3,805
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,805
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	610 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	900,065	236.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	900,390		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	125.85	Total Misc Impr	+ 60,374
Roofing Adj	+ 7.31	Garage Cost	+ 63,153
Subfloor Adj	+ -8.47	Total RCN	= 721,216
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 7,212
Plumbing Adj	+ 10.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 714,004
Adj Base Cost	= 157.08	Lot Value	+ 252,481
Total Area	x 3,805	Indicated Value	= 966,485
Adjusted Cost	= 597,689	Value Per SqFt	254.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	714,004		
Lot Value	252,481		
Indicated Value	966,485	254.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	966,485	254.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
PRCH	Porch	160738	320		320	44.87		14,358
PRCH	Porch	160739	31x13		403	44.60		17,974
PATO	Patio - Open	160740	22x3		66	18.02		1,189
PRCH	Porch	160741	15x12		180	46.05		8,289



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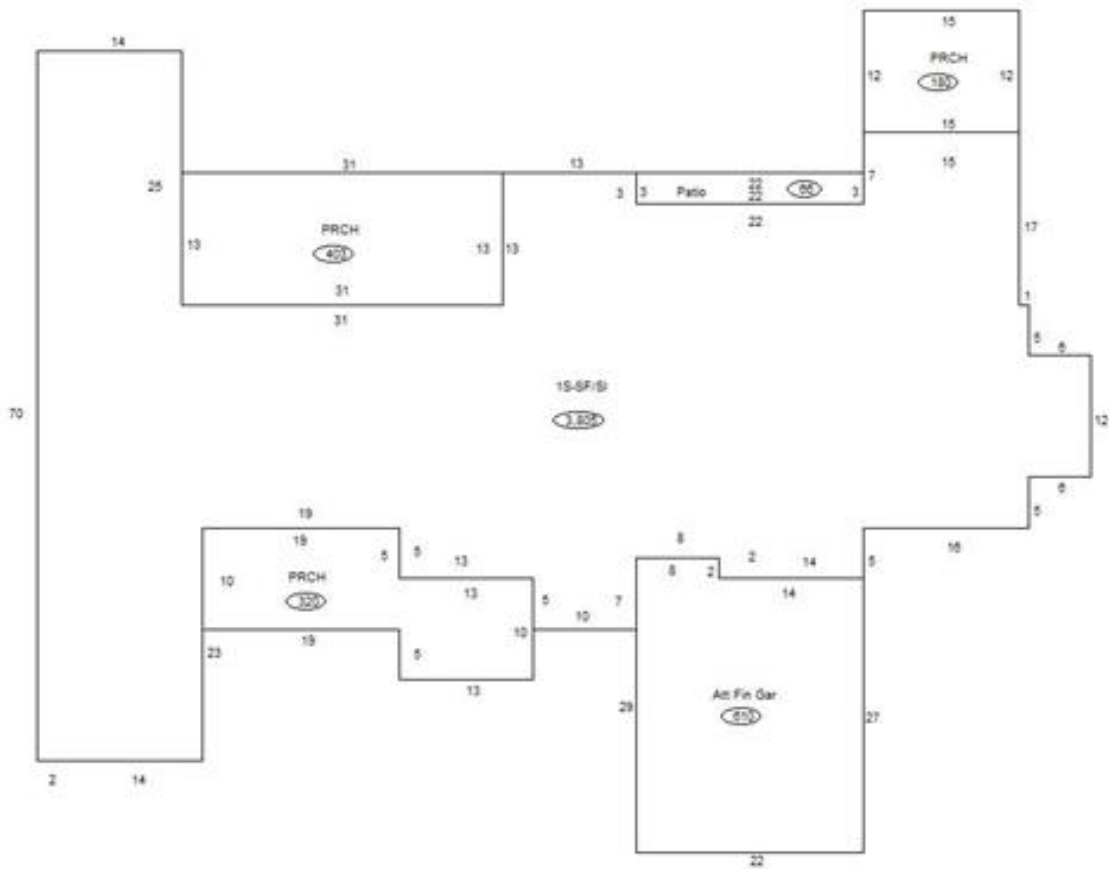
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,805	1.000	3,805
2	G	5		13	Att Fin Gar	610	1.000	610
3	M	PRCH		13	PRCH	320	1.000	320
4	M	PRCH		13	PRCH	403	1.000	403
5	M	PATO		13	Patio	66	1.000	66
6	M	PRCH		13	PRCH	180	1.000	180
Total Building Area						3,805		3,805