



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:19
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Assessment Data					Primary Image																																																	
Account 660108160 Parcel ID 000223-0005-005-0-000-00 Cadastral ID 02-20-14-06120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346800 HAIR, WILLIAM JOSEPH & SARAH ELAINE REVOCABLE LIVING TRUST 17662 E PATRIOT DR OWASSO OK 74055-0000																																																						
Parcel Location Situs 17662 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.24899423 -95.78180481 LOT 5 BLOCK 5 THE COVES AT STONE CANYON PHASE I					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 200</td> <td>NEW SFR 4280 SQ FT</td> <td>07/2024</td> <td>05/2025</td> <td>900,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 200	NEW SFR 4280 SQ FT	07/2024	05/2025	900,000																																			
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8526		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	37,139.00 x 4.35 = 161,555		
Factor Value			
Adjustments	1.0695		
Lot Value	172,783		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,250 / 4,250
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,250
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,906 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	876,613	206.26	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	119.95	Total Misc Impr	+ 52,414
Roofing Adj	+ 6.69	Garage Cost	+ 155,987
Subfloor Adj	+ -6.24	Total RCN	= 847,219
Heat/Cool Adj	+ 20.10	Depreciation (0%)	- 0
Plumbing Adj	+ 9.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 847,219
Adj Base Cost	= 150.31	Lot Value	+ 172,783
Total Area	x 4,250	Indicated Value	= 1,020,002
Adjusted Cost	= 638,818	Value Per SqFt	240.00

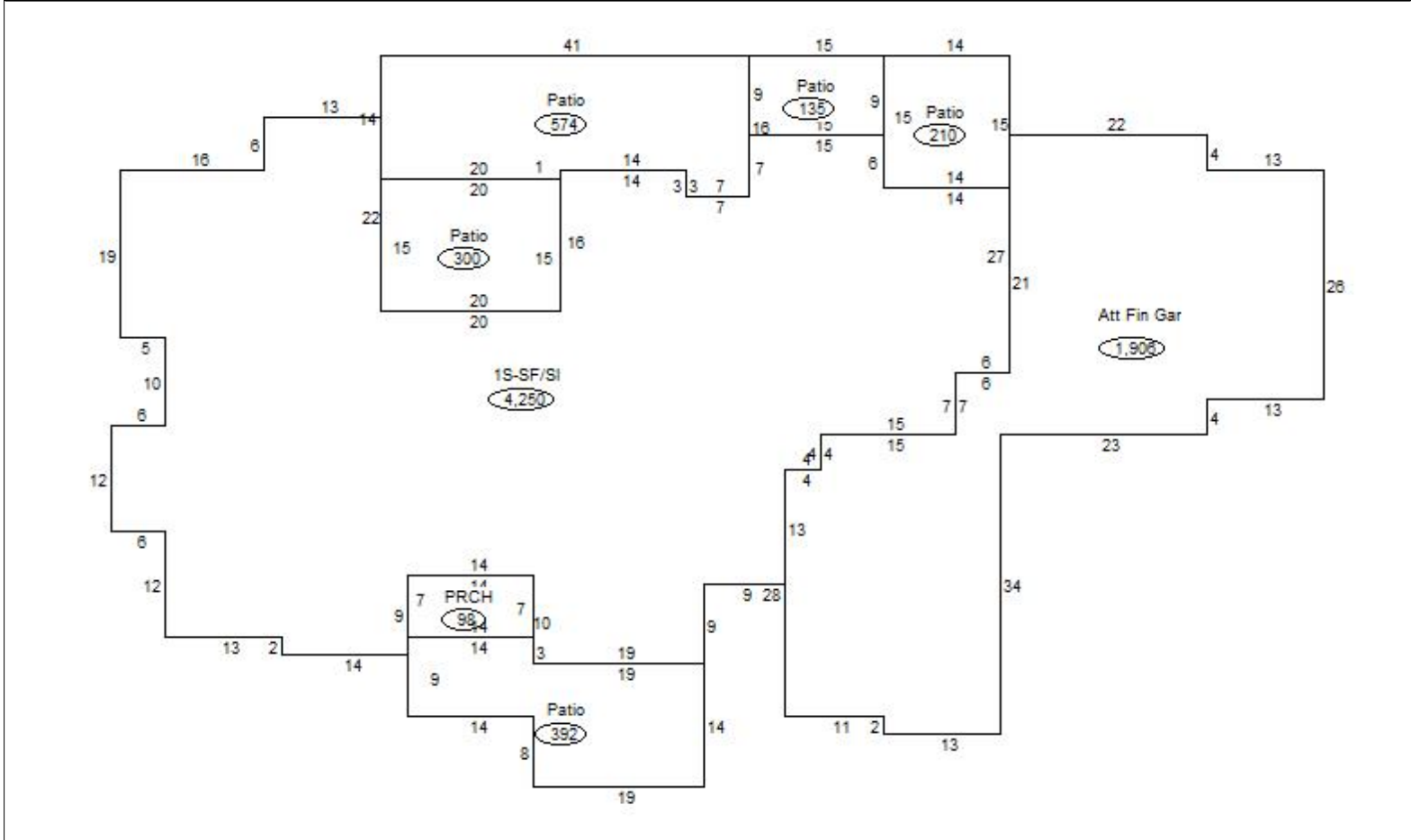
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	847,219		
Lot Value	172,783		
Indicated Value	1,020,002	240.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,020,002	240.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172130	14x7		98	45.56		4,465
PATO	Patio - Open	172131	392		392	12.81		5,022
PATC	Patio - Covered	172132	15x9		135	28.96		3,910
PATC	Patio - Covered	172133	20x15		300	23.04		6,912
PATO	Patio - Open	172134	574		574	12.76		7,324
PATO	Patio - Open	172135	15x14		210	15.42		3,238
FPPF	Fireplace - Prefabricated			2025	2	8,258.46		16,517
GENR	Generator - Residential Standby			2025	1	5,026.00		5,026
SHLT	STORM SHELTER (AG)			2025	1	0.00		



Sketch Image

660108160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,250	1.000	4,250
2	G	5		20	Att Fin Gar	1,906	1.000	1,906
3	M	PRCH		20	PRCH	98	1.000	98
4	M	PATO		20	Patio	392	1.000	392
5	M	PATC		20	Patio	135	1.000	135
6	M	PATC		20	Patio	300	1.000	300
7	M	PATO		20	Patio	574	1.000	574
8	M	PATO		20	Patio	210	1.000	210
Total Building Area						4,250		4,250