



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 660108165 Parcel ID 000223-0006-001-0-000-00 Cadastral ID 02-20-14-06170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342920 WILKINSON, CARRIE L REVOCABLE TRUST 18126 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 17682 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108165_003.JPG 9/18/2025</p>																																																	
Legal Description Lot/Long: 36.24905913 -95.78116236																																																						
LOT 1 BLOCK 6 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>R23 404</td> <td>R24 NEW SFR 3140 SQ FT</td> <td>12/2023</td> <td>11/2024</td> <td>525,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 404	R24 NEW SFR 3140 SQ FT	12/2023	11/2024	525,000																																			
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6061		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,403.00 x 4.35 = 114,853		
Factor Value			
Adjustments	1.1904		
Lot Value	136,718		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	3,144 / 3,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,144
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,197 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	710,256	225.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	832,300 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	127.20	Total Misc Impr	+ 37,464
Roofing Adj	+ 7.48	Garage Cost	+ 121,124
Subfloor Adj	+ -8.70	Total RCN	= 656,598
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 6,566
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 650,032
Adj Base Cost	= 158.40	Lot Value	+ 136,718
Total Area	x 3,144	Indicated Value	= 786,750
Adjusted Cost	= 498,010	Value Per SqFt	250.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	650,032		
Lot Value	136,718		
Indicated Value	786,750	250.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	786,750	250.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	2024	1	9,658.49	9,658
PRCH	Porch	161632	29x6			174	46.09	8,020
PRCH	Porch	161633	21x11			231	45.61	10,536
PATO	Patio - Open	161634	21x9			189	16.74	3,164
PRCH	Porch	161635	6x5			30	47.02	1,411
PATO	Patio - Open	161636	250			250	15.24	3,810
PATO	Patio - Open	173569	8x6			48	18.02	865



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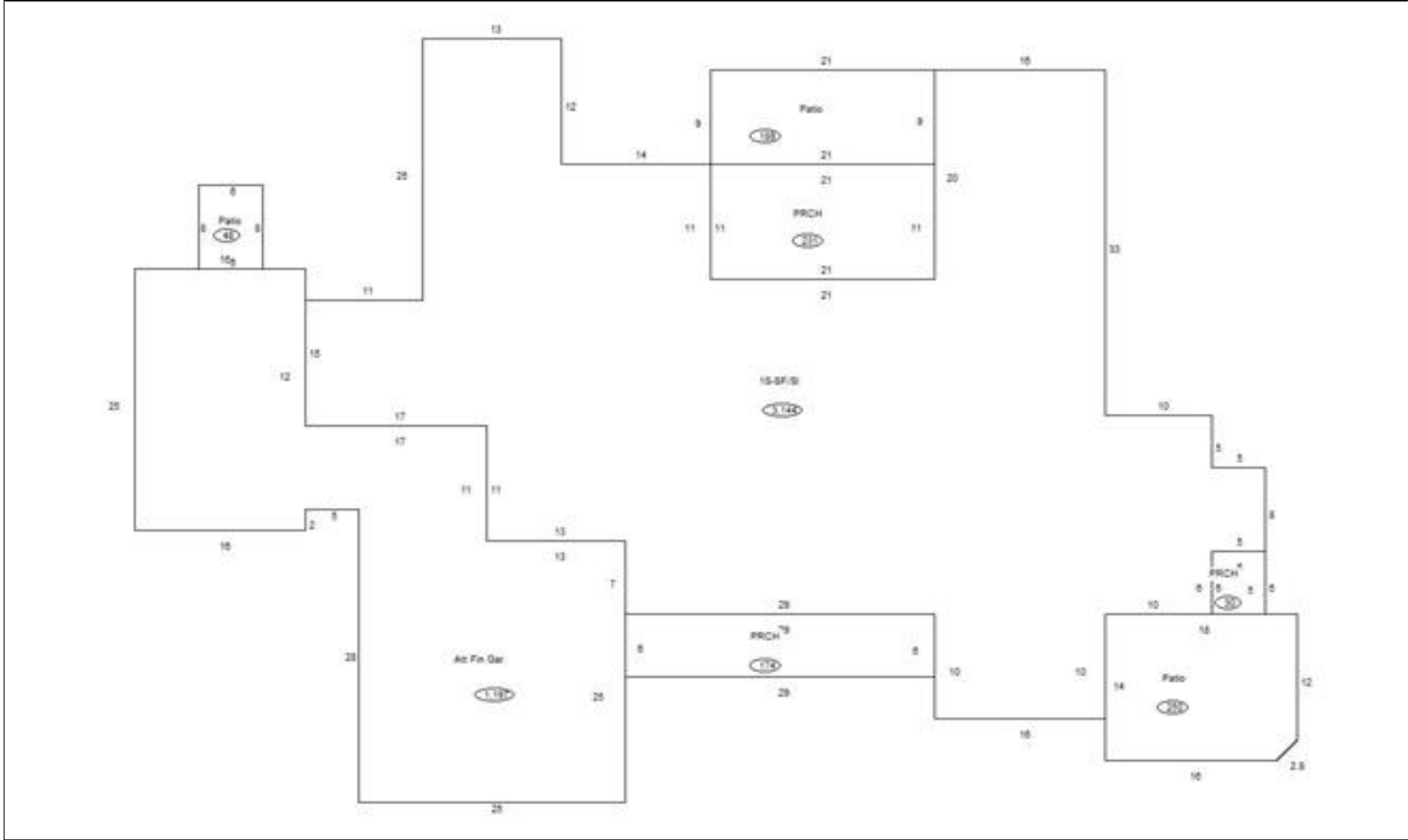
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	3,144	1.000	3,144
2	G	5		10	Att Fin Gar	1,197	1.000	1,197
3	M	PRCH		10	PRCH	174	1.000	174
4	M	PRCH		10	PRCH	231	1.000	231
5	M	PATO		10	Patio	189	1.000	189
6	M	PRCH		10	PRCH	30	1.000	30
7	M	PATO		10	Patio	250	1.000	250
8	M	PATO		10	Patio	48	1.000	48
Total Building Area						3,144		3,144