



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:07:38
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Assessment Data					Primary Image																																																																
Account 660108170 Parcel ID 000223-0006-006-0-000-00 Cadastral ID 01-20-14-06220 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347253 ANDERSON, JOHN JR & MARI 17782 E PATRIOT DR OWASSO OK 74055-0000 Parcel Location Situs 17782 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108170_001.JPG 8/22/2025</p>																																																																
Legal Description Lat/Long: 36.24912542 -95.77886108 LOT 6 BLOCK 6 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	0.63		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	27,444.00 x 4.35 = 119,381		
Factor Value			
Adjustments	2.4927		
Lot Value	297,581		



660108170_001.JPG 8/22/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,327 / 4,501
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,327
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	802 Attached Garage - Finished
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	995,893	221.26	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.49	Total Misc Impr	+ 32,852				
Roofing Adj	+ 5.50	Garage Cost	+ 81,154				
Subfloor Adj	+ -6.39	Total RCN	= 752,428				
Heat/Cool Adj	+ 21.74	Depreciation (0%)	- 0				
Plumbing Adj	+ 8.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 752,428				
Adj Base Cost	= 141.84	Lot Value	+ 297,581				
Total Area	x 4,501	Indicated Value	= 1,050,009				
Adjusted Cost	= 638,422	Value Per SqFt	233.28				

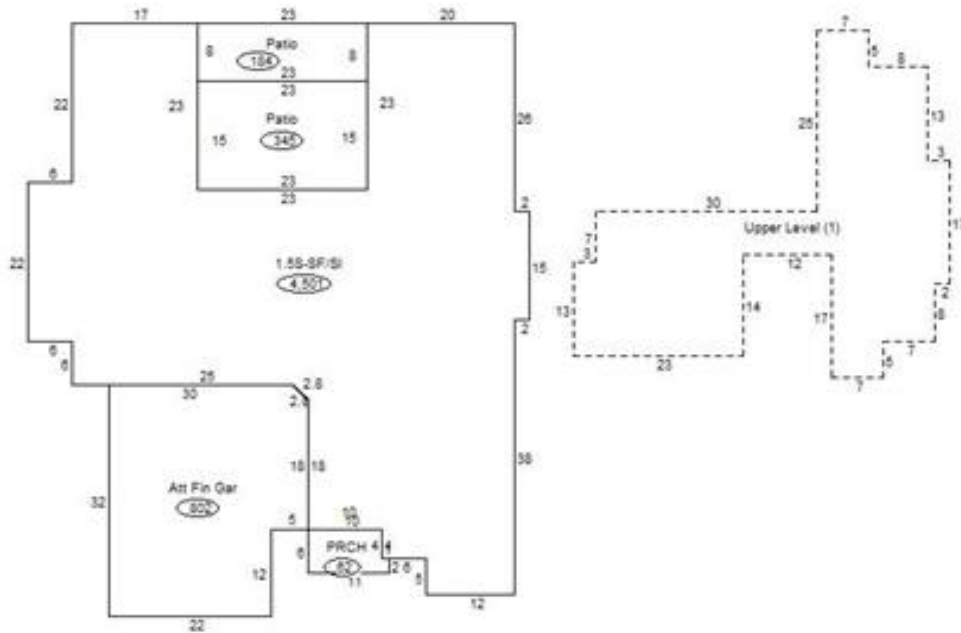
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	752,428		
Lot Value	297,581		
Indicated Value	1,050,009	233.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,050,009	233.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	9,630.41		9,630
PRCH	Porch	173141	62		62	46.82		2,903
PATC	Patio - Covered	173142	23x15		345	24.04		8,294
PATO	Patio - Open	173143	23x8		184	16.80		3,091



Sketch Image

660108170



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,327	1.353	4,501
2	U	^UL		20	Upper Level (1)	1,174	1.000	1,174
3	G	5		20	Att Fin Gar	802	1.000	802
4	M	PRCH		20	PRCH	62	1.000	62
5	M	PATC		20	Patio	345	1.000	345
6	M	PATO		20	Patio	184	1.000	184
Total Building Area						3,327		4,501