



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:08:30
Page 1

Assessment Data					Primary Image																																																											
Account 660108197 Parcel ID 000223-0008-002-0-000-00 Cadastral ID 35-21-14-06490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345390 PRIDE, MATTHEW L & RENEE G REVOCABLE LIVING TRUST 9348 S FLORENCE AVE TULSA OK 74137-0000 Parcel Location Situs 17701 E PATRIOT DR Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0002 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108197_001.JPG 8/29/2025</p>																																																											
Legal Description Lat/Long: 36.24980397 -95.78059167 LOT 2 BLOCK 8 THE COVES AT STONE CANYON PHASE I																																																																
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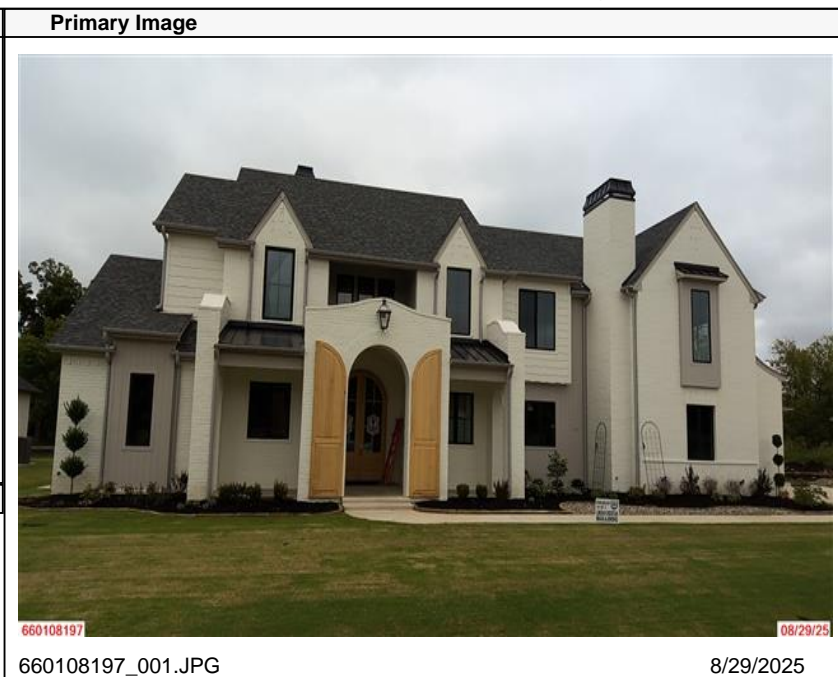
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Date 04/18/2026
 Time 11:08:30
 Page 2

Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6808	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	29,654.00 x 4.35 = 128,995	
Factor Value		
Adjustments	1.3566	
Lot Value	175,000	



660108197_001.JPG 8/29/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,815 / 4,955
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,815
Fixture/RghIn	/
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	1,223 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,039,051	209.70	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	117.34	Total Misc Impr	+	70,251	
Roofing Adj	+ 4.32	Garage Cost	+	123,755	
Subfloor Adj	+ -4.97	Total RCN	=	913,522	
Heat/Cool Adj	+ 21.74	Depreciation (1%)	-	9,135	
Plumbing Adj	+ 6.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	904,387	
Adj Base Cost	= 145.21	Lot Value	+	175,000	
Total Area	x 4,955	Indicated Value	=	1,079,387	
Adjusted Cost	= 719,516	Value Per SqFt		217.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	904,387		
Lot Value	175,000		
Indicated Value	1,079,387	217.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,079,387	217.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173205	234		234	45.58		10,666
PATC	Patio - Covered	173206	282		282	25.19		7,104
EPKS	Enclosed Porch - Kneewall Screen	173207	572		572	48.58		27,788
FPR1	Fireplace - Residential 1 Story		2	2025	2	9,658.49		19,317
GENR	Generator - Residential Standby		1	2025	1	5,376.00		5,376
SHLT	STORM SHELTER (IN SFR)		1	2025	1	0.00		



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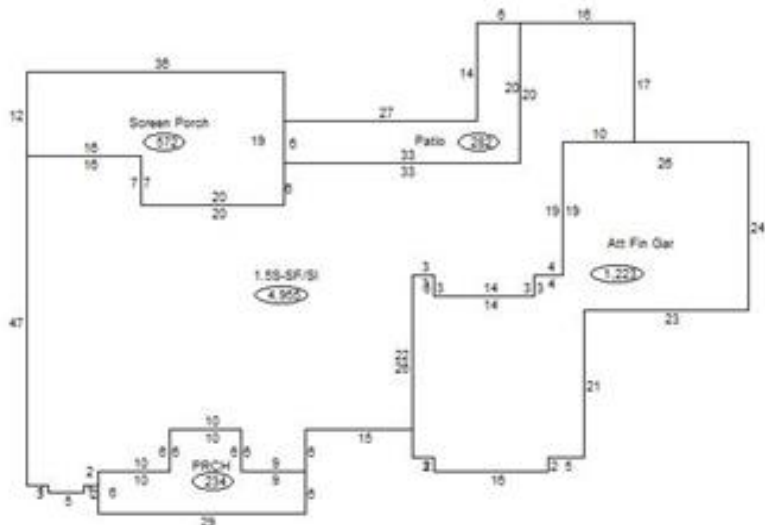
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Time 11:08:30

Page 3

Sketch Image

660108197



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	2,815	1.760	4,955
2	U	^UL		20	Upper Level (1)	2,140	1.000	2,140
3	G	5		20	Att Fin Gar	1,223	1.000	1,223
4	M	PRCH		20	PRCH	234	1.000	234
5	M	PATC		20	Patio	282	1.000	282
6	M	EPKS		20	Screen Porch	572	1.000	572
Total Building Area						2,815		4,955