



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660108206 <b>Parcel ID</b> 000223-0009-002-0-000-00 <b>Cadastral ID</b> 01-20-14-06580 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 344745 SUBRAMANIAM, JAYANTH ABISHEK & KILEE HAMMER  17941 E PATRIOT DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17941 E PATRIOT DR <b>Subdivision</b> COVES AT STONE CANYON PHASE I <b>Lot/Block</b> 0002 / 0009 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660108206_001.JPG 8/16/2024</p>																																																																
<b>Legal Description</b> Lat/Long: 36.24961813 -95.77483474 LOT 2 BLOCK 9 THE COVES AT STONE CANYON PHASE I																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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 022</td> <td>NEW POOL</td> <td>03/2024</td> <td>08/2024</td> <td>40,000</td> </tr> <tr> <td>R23 397</td> <td>R24 NEW SFR 4728 SQ FT</td> <td>09/2023</td> <td>08/2024</td> <td>825,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 022	NEW POOL	03/2024	08/2024	40,000	R23 397	R24 NEW SFR 4728 SQ FT	09/2023	08/2024	825,000																																			
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5875		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,592.00 x 4.35 = 111,325		
Factor Value			
Adjustments	2.4681		
Lot Value	274,762		



660108206\_001.JPG 8/16/2024

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Frame, Siding, Wood
Base/Total Area	3,102 / 4,727
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,102
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	848 Attached Garage - Finished
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	1,136,920	240.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,217,080		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	154.03	Total Misc Impr	+ 28,849
Roofing Adj	+ 5.46	Garage Cost	+ 140,802
Subfloor Adj	+ -11.82	Total RCN	= 1,021,598
Heat/Cool Adj	+ 24.14	Depreciation ( 1%)	- 10,216
Plumbing Adj	+ 8.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,011,382
Adj Base Cost	= 180.23	Lot Value	+ 274,762
Total Area	x 4,727	Indicated Value	= 1,286,144
Adjusted Cost	= 851,947	Value Per SqFt	272.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,011,382		
Lot Value	274,762		
Indicated Value	1,286,144	272.08	Per SqFt
Agland Value			
Site Improvements	19,605		
Total Value	1,305,749	276.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49		9,658
PRCH	Porch	160714	362		362	44.74		16,196
PRCH	Porch	160715	8x8		64	46.80		2,995

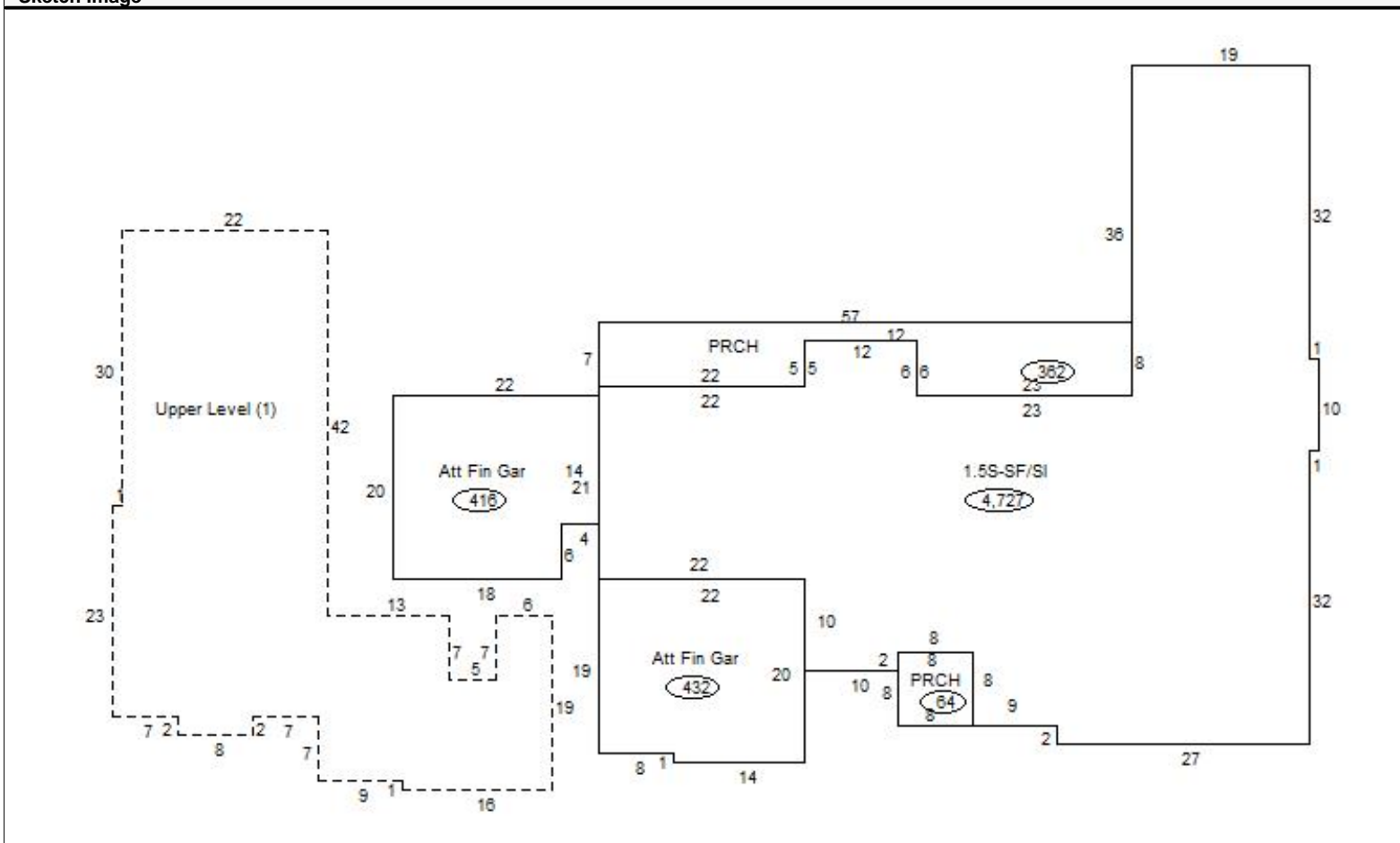


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,102	1.524	4,727
2	G	5		20	Att Fin Gar	416	1.000	416
3	G	5		20	Att Fin Gar	432	1.000	432
4	M	PRCH		20	PRCH	362	1.000	362
5	M	PRCH		20	PRCH	64	1.000	64
6	U	^UL		20	Upper Level (1)	1,625	1.000	1,625
<b>Total Building Area</b>						<b>3,102</b>		<b>4,727</b>



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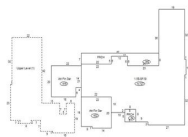
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x16x0	Concrete		320
	Qual 5	Cond 5	Year 2024	Eff Age 1		



Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (64.49 x 320)	20,637		20,637	1,032	19,605