



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:58
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Assessment Data					Primary Image																																																	
Account 660108299 Parcel ID 000064-0002-003-0-000-00 Cadastral ID 02-20-14-08170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346573 BULAK, CONRAD A & ANGELA I BRAV 17686 E FALCON PASS OWASSO OK 74055-0000 Parcel Location Situs 17686 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.24075826 -95.78459361 LOT 3 BLOCK 2 THE BLUFFS AT STONE CANYON PHASE IV																																																						
Exemptions					Building Permits																																																	
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Lot Data		Square-Foot - NBHD 1918 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.993							
Topography								
Street Access								
Utilities								
Amenities	GATE/BLUFFS	0						
		0						
Method	Square-Foot							
Base Lot Value	86,814.00 x 4.01 = 348,174		660108299_001.JPG		9/18/2025			
Factor Value			GRM Approach					
Adjustments	1.4361		GRM Code					
Lot Value	500,013		Gross Rent	0.00				
Residential Data			Indicated Value					
Type			Multiple Regression					
Condition	6 - Excellent		MRA Code					
Quality	-		Adusted R					
Architecture			Indicated Value					
Style			Direct Comparables					
Exterior Wall			Selection Model	A Adam Test				
Base/Total Area /			Adjustment Model	1 2022 Residential				
Style			Comparables					
HVAC			Indicated Value					
Roof Cover			Value Reconciliation					
Area on Slab			Selected Approach	Cost Approach				
Fixture/RghIn /			Improvements					
Bed/F/H Bath / /			Lot Value	500,013				
Basement Area			Indicated Value	500,013	0.00	Per SqFt		
Garage Type			Agland Value					
Remodel			Site Improvements					
Year/Eff Age /			Total Value	500,013	0.00	Total Value Per SqFt		
Cost Approach			Manual : 01/2025					
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	500,013				
Total Area	x	Indicated Value	=	500,013				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value