



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 660108301 Parcel ID 000064-0002-005-0-000-00 Cadastral ID 02-20-14-08190 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343106 GOYER, MICHAEL D & LISA M TRUSTEES GOYER FAMILY TRUST 17809 E 49TH ST TULSA OK 74134-0000																																																						
Parcel Location Situs 17665 E FALCON PASS Subdivision BLUFFS AT STONE CANYON PHASE IV (THE) Lot/Block 0005 / 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: 36.24179433 -95.78394421					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>R24 001</td> <td>R25 NEW POOL</td> <td>01/2024</td> <td>08/2024</td> <td>100,000</td> </tr> <tr> <td>R23 370</td> <td>R24 NEW SFR 7256 SQ FT</td> <td>12/2023</td> <td>08/2024</td> <td>2,040,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 001	R25 NEW POOL	01/2024	08/2024	100,000	R23 370	R24 NEW SFR 7256 SQ FT	12/2023	08/2024	2,040,000																														
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.5719		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	68,473.00 x 4.82 = 329,833		
Factor Value			
Adjustments	1.0611		
Lot Value	350,000		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	8 - Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	5,867 / 7,384
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,867
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 5.0 / 1.0
Basement Area	
Garage Type	1,336 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	214,28	Total Misc Impr	+ 104,194
Roofing Adj	+ 7.01	Garage Cost	+ 380,479
Subfloor Adj	+ -25.67	Total RCN	= 2,186,168
Heat/Cool Adj	+ 27.18	Depreciation (1%)	- 21,862
Plumbing Adj	+ 7.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 2,164,306
Adj Base Cost	= 230.43	Lot Value	+ 350,000
Total Area	x 7,384	Indicated Value	= 2,514,306
Adjusted Cost	= 1,701,495	Value Per SqFt	340.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	2,164,306		
Lot Value	350,000		
Indicated Value	2,514,306	340.51	Per SqFt
Agland Value			
Site Improvements	95,767		
Total Value	2,610,073	353.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160791	610		610	43.75		26,688
PRCH	Porch	160794	600		600	43.80		26,280
PRCH	Porch	160795	17x5		85	46.67		3,967
PRCH	Porch	160796	15x7		105	46.53		4,886
FPPF	Fireplace - Prefabricated		2		2	8,933.68		17,867
ODFP	Outdoor Fireplace/Firepit		1		1	9,630.41		9,630
ODRK	Outdoor Kitchen		1		1	9,500.00		9,500
GENR	Generator - Residential Standby		1		1	5,376.00		5,376



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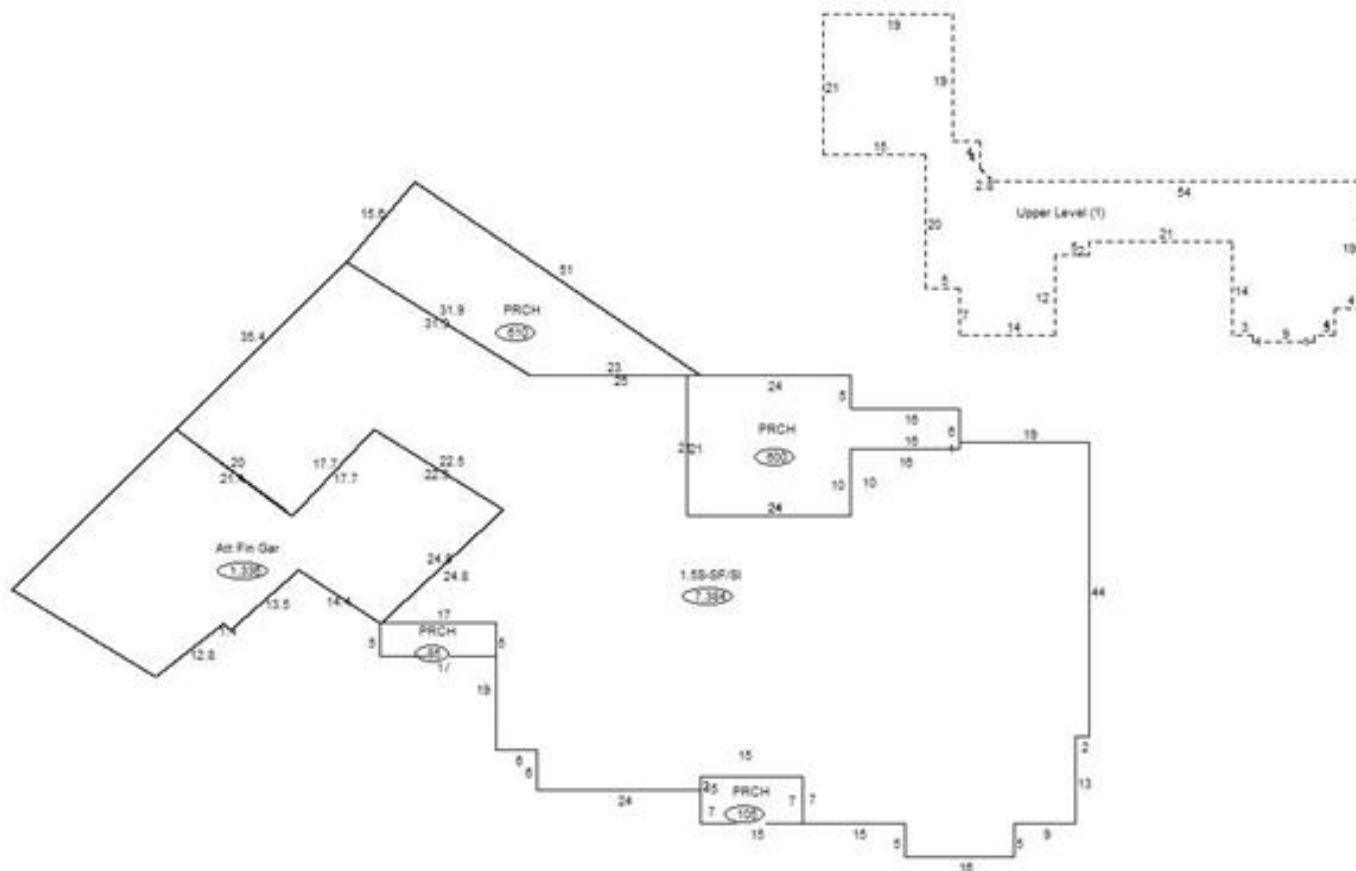
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	5,867	1.259	7,384
2	M	PRCH		20	PRCH	610	1.000	610
3	G	5		20	Att Fin Gar	1,336	1.000	1,336
4	M	PRCH		20	PRCH	600	1.000	600
5	M	PRCH		20	PRCH	85	1.000	85
6	M	PRCH		20	PRCH	105	1.000	105
7	U	^UL		20	Upper Level (1)	1,517	1.000	1,517
Total Building Area						5,867		7,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	40x18x0	Reinforced-Concrete		720
	Qual	6	Cond 6	Year 2024	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (66.54 x 720)		47,909	47,909	2,395	45,514
	PATC	Patio - Covered	18x24x10	Concrete	Composition Shingle	256
	Qual	5	Cond 5	Year 2024	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (22.34 x 256)		5,719	5,719	286	5,433
	TNCT	Tennis Court	30x60x0	Concrete		1
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (49,800.00 x 1)		49,800	49,800	4,980	44,820