



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:29:09
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013160 Parcel ID 000000-00-0-00783-004-0006 Cadastral ID 13-21-14-02030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347892 HAYNIE, BRETT 10423 ASHFORD CIR OWASSO OK 74055-0000 Parcel Location Situs 10423 ASHFORD CIR Subdivision STONEBRIDGE ESTATES II Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-2\IMG_0006. 9/2/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30474870 -95.76591108																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0723 Topography Street Access Utilities Amenities LAND QUALITY 0 LAKE LOT 0 Method Square-Foot Base Lot Value 46,708.00 x 2.56 = 119,369 Factor Value Adjustments 0.8811 Lot Value 105,176		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,390 / 2,715
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,390
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 21



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	356,477	131.30	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	372,670 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.65	Total Misc Impr	+ 17,071				
Roofing Adj	+ 3.35	Garage Cost	+ 26,158				
Subfloor Adj	+ -2.62	Total RCN	= 382,523				
Heat/Cool Adj	+ 16.31	Depreciation (25%)	- 95,631				
Plumbing Adj	+ 9.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 286,892				
Adj Base Cost	= 124.97	Lot Value	+ 105,176				
Total Area	x 2,715	Indicated Value	= 392,068				
Adjusted Cost	= 339,294	Value Per SqFt	144.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,892		
Lot Value	105,176		
Indicated Value	392,068	144.41	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	395,018	145.49	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	31525		222	222	32.18		7,144
PATO	SLAB PORCH - OPEN	31526		204	204	13.15		2,683

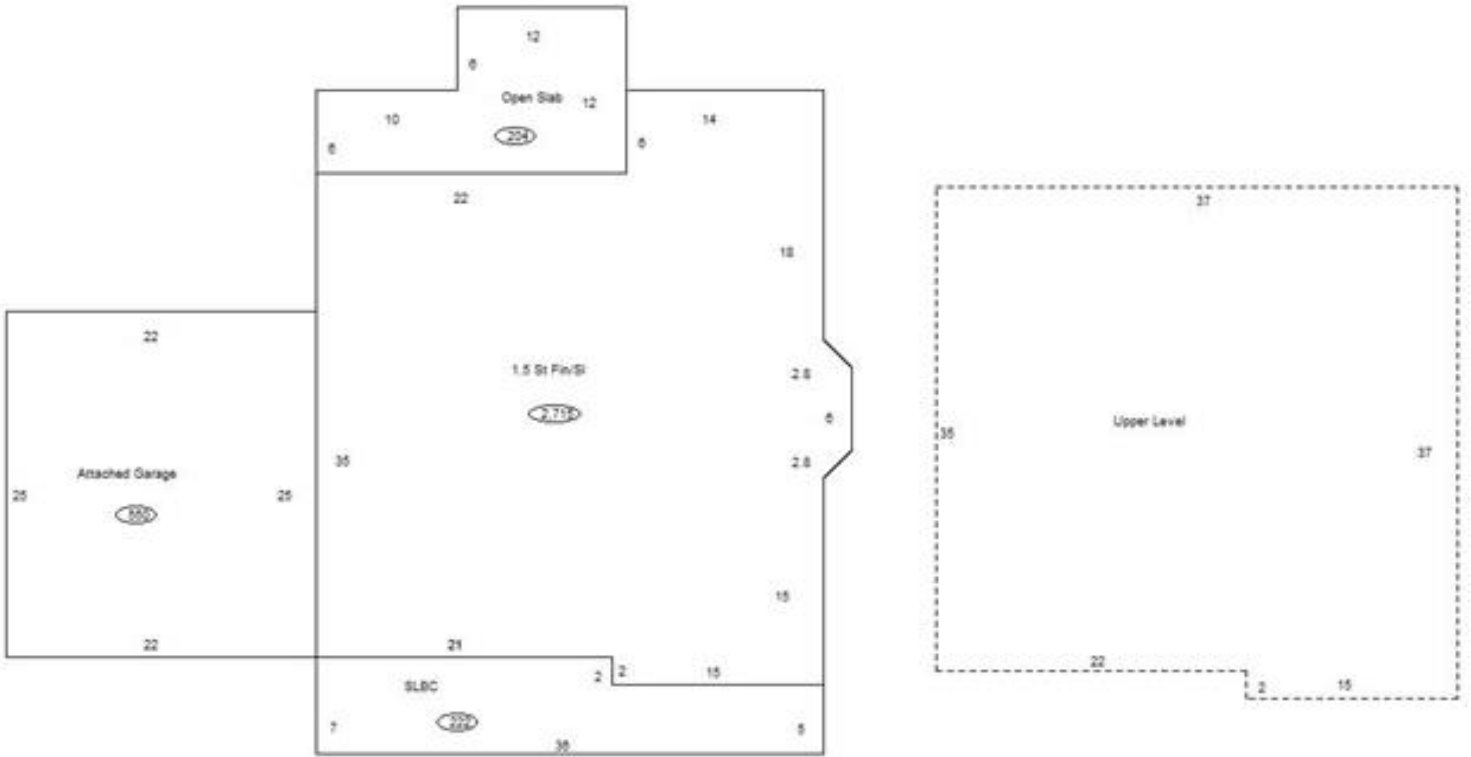


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Sketch Image

660013160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,390	1.953	2,715
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	222	1.000	222
4	M	PATO		10	Open Slab	204	1.000	204
5	U	^UL	Overhang	10	Upper Level	1,325	1.000	1,325
Total Building Area						1,390		2,715



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 120) 562		Modifier Total	RCN	Depr (100% Phys/ % Func) 562	RCNLD
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total	RCN	Depr (0% Phys/ % Func) 2,950	RCNLD 2,950