



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:37
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Assessment Data					Primary Image																																																																																																																				
Account 660090216 Parcel ID 000000-00-0-00731-002-0004 Cadastral ID 36-21-14-01150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 309005 MEFFORD, SKIP T & SHANDA R TRUSTEES 6979 GREENBRIAR DR OWASSO OK 74055-0000 Parcel Location Situs 06979 GREENBRIER DR Subdivision SETTLERS CREEK AT STONE CANYON Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25514527 -95.76108341 LOT 4 BLOCK 2 SETTLERS CREEK AT STONE CANYON																																																																																																																									
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9125	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0	
	GATED 0	
Method	Square-Foot	
Base Lot Value	39,750.00 x 4.35 = 172,913	
Factor Value		
Adjustments	0.8964	
Lot Value	155,000	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,450 / 3,746
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,450
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

Cost Approach		Manual : 01/2025	
Base Cost	101.30	Total Misc Impr	+ 27,002
Roofing Adj	+ 5.12	Garage Cost	+ 37,063
Subfloor Adj	+ -3.94	Total RCN	= 539,395
Heat/Cool Adj	+ 16.31	Depreciation (11%)	- 59,333
Plumbing Adj	+ 8.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 480,062
Adj Base Cost	= 126.89	Lot Value	+ 155,000
Total Area	x 3,746	Indicated Value	= 635,062
Adjusted Cost	= 475,330	Value Per SqFt	169.53

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-15\ 6/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	599,352	160.00	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	817,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	480,062		
Lot Value	155,000		
Indicated Value	635,062	169.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	635,062	169.53	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	115047	414		414	31.58	13,074
PRCH	SLAB PORCH - COVERED	115049	299		299	31.94	9,550
PRCH	SLAB PORCH - COVERED	115050	134		134	32.67	4,378



Rogers

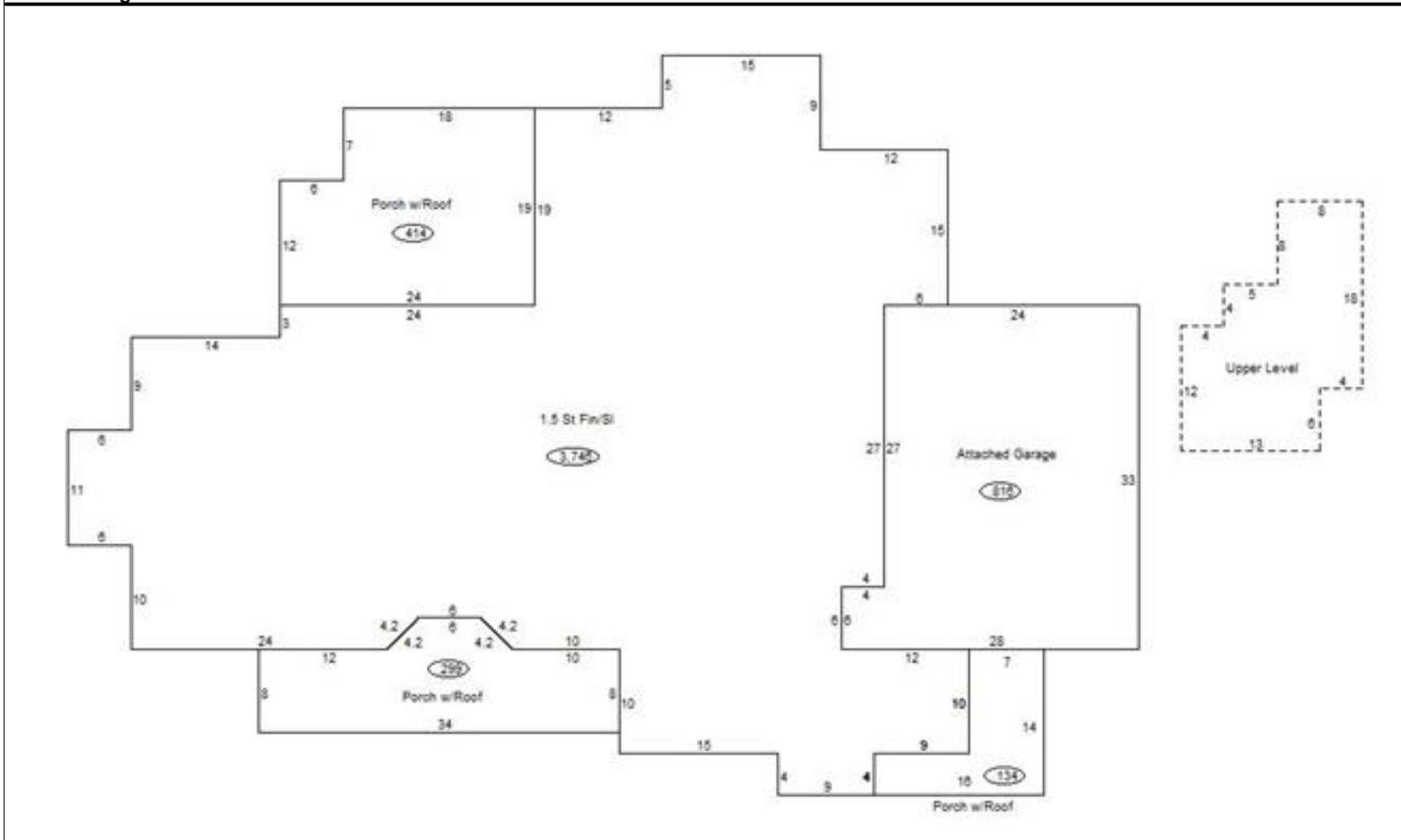
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Sketch Image

660090216



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,450	1.086	3,746
2	U	^UL		13	Upper Level	296	1.000	296
3	M	PRCH		13	SLBC	414	1.000	414
4	G	1		13	Attached Garage	816	1.000	816
5	M	PRCH		13	SLBC	299	1.000	299
6	M	PRCH		13	SLBC	134	1.000	134
Total Building Area						3,450		3,746