



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:39:58
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Assessment Data					Primary Image																																																																																																																				
Account 660090234 Parcel ID 000000-00-0-00731-003-0007 Cadastral ID 36-21-14-01330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323044 NAIL, CHAD E & SARAH B TRUST 7061 HACKBERRY RIDGE OWASSO OK 74055-0000 Parcel Location Situs 07061 N HACKBERRY RDG Subdivision SETTLERS CREEK AT STONE CANYON Lot/Block 0007 / 0003 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 Lot/Long: 36.25661750 -95.75910531 LOT 7 BLOCK 3 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	1.2103	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	52,721.00 x 3.86 = 203,258	
Factor Value		
Adjustments	1.1591	
Lot Value	235,596	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,917 / 2,917
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,917
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	848 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach		Manual : 01/2025	
Base Cost	110,25	Total Misc Impr	+ 24,044
Roofing Adj	+ 5.68	Garage Cost	+ 38,516
Subfloor Adj	+ -4.37	Total RCN	= 460,731
Heat/Cool Adj	+ 16.31	Depreciation (13%)	- 59,895
Plumbing Adj	+ 8.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 400,836
Adj Base Cost	= 136.50	Lot Value	+ 235,596
Total Area	x 2,917	Indicated Value	= 636,432
Adjusted Cost	= 398,171	Value Per SqFt	218.18



\\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	552,378	189.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	658,410		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,836		
Lot Value	235,596		
Indicated Value	636,432	218.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	636,432	218.18	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	110135		116	116	32.78		3,802
PATO	SLAB PORCH - OPEN	110136		154	154	13.76		2,119
PRCH	SLAB PORCH - COVERED	110137		19x18	342	31.81		10,879



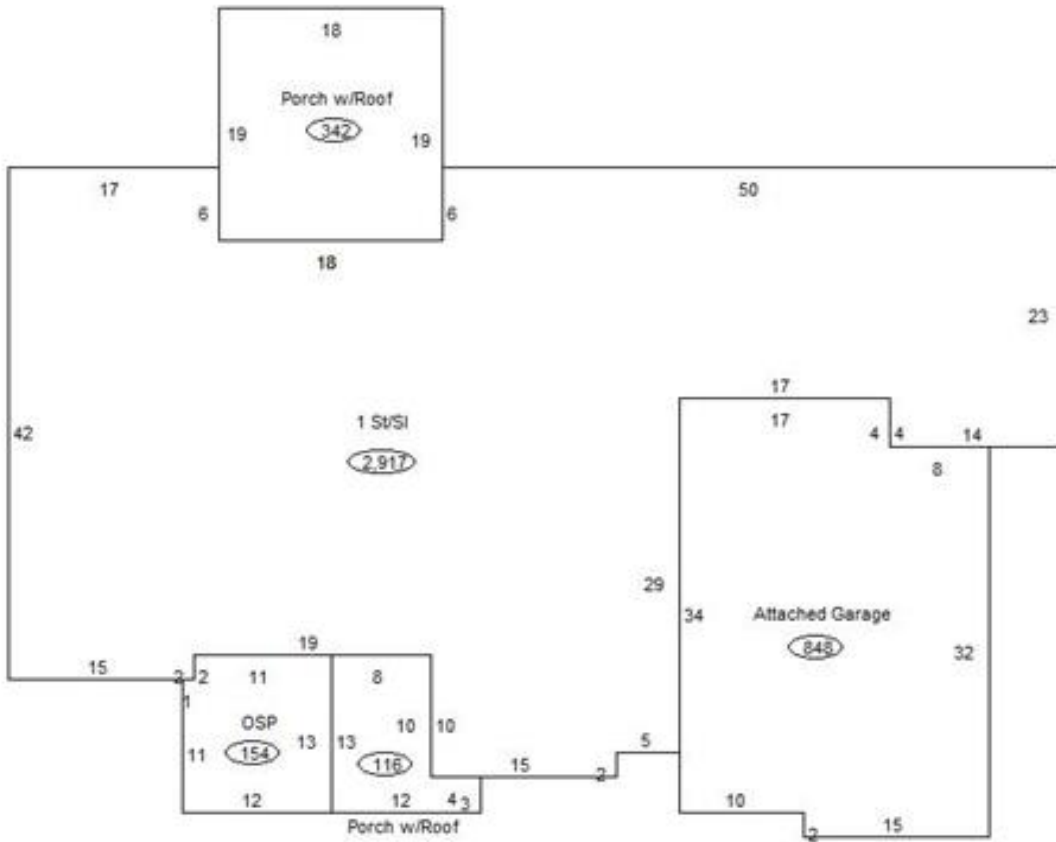
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Sketch Image

660090234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,917	1.000	2,917
2	G	1		13	Attached Garage	848	1.000	848
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PATO		13	Open Slab	154	1.000	154
5	M	PRCH		13	SLBC	342	1.000	342
Total Building Area						2,917		2,917