



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:45:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660090243 Parcel ID 000000-00-0-00731-003-0016 Cadastral ID 36-21-14-01420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 338118 LENS, CHRISTOPHER M & HEATHER L 6829 GOLDFINCH CT OWASSO OK 74055-0000 Parcel Location Situs 06829 N GOLDFINCH CT Subdivision SETTLERS CREEK AT STONE CANYON Lot/Block 0016 / 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: 36.25284424 -95.75891487																																																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count		1
Units Buildable		1
Non-Ag Acres		0.9122
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	39,735.00 x 4.35 = 172,847	
Factor Value		
Adjustments	1.0000	
Lot Value		172,847



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

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,525 / 2,941
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,525
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	782 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	565,761	192.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	607,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.79	Total Misc Impr	+	31,440			
Roofing Adj	+ 5.31	Garage Cost	+	37,857			
Subfloor Adj	+ -3.94	Total RCN	=	473,802			
Heat/Cool Adj	+ 17.38	Depreciation (12%)	-	56,856			
Plumbing Adj	+ 11.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	416,946			
Adj Base Cost	= 137.54	Lot Value	+	172,847			
Total Area	x 2,941	Indicated Value	=	589,793			
Adjusted Cost	= 404,505	Value Per SqFt		200.54			

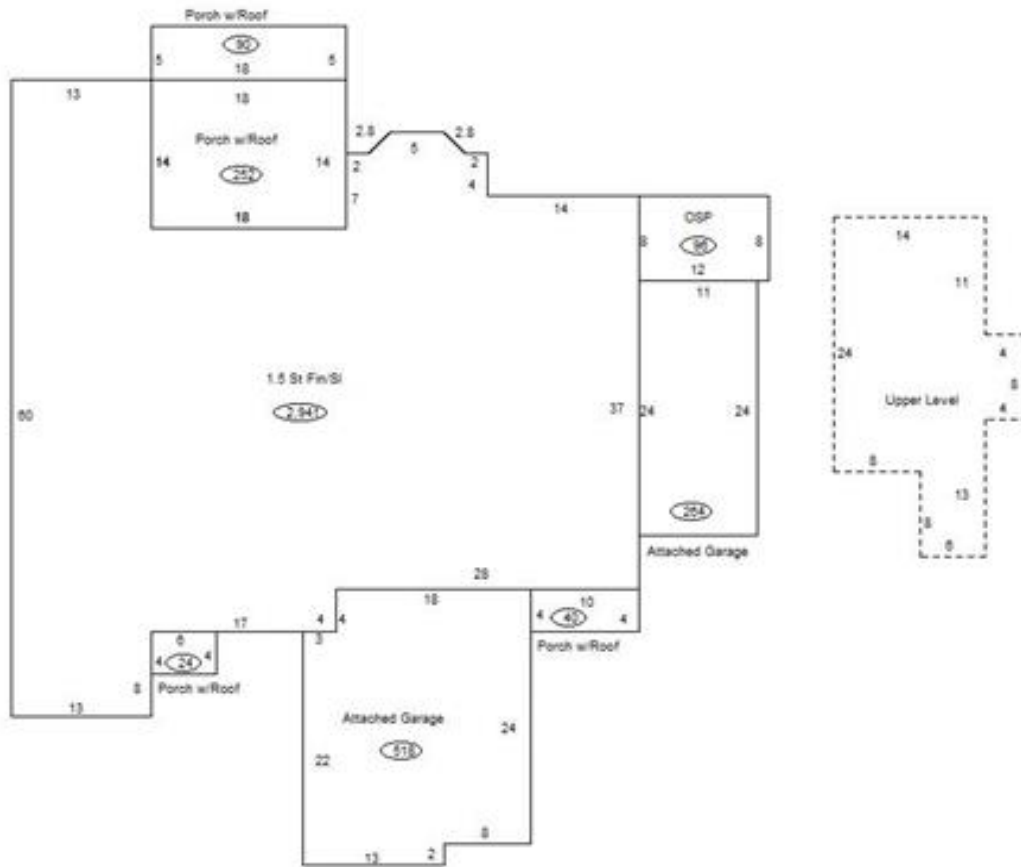
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	416,946		
Lot Value	172,847		
Indicated Value	589,793	200.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	589,793	200.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	110182	18x14		252	35.42		8,926
PRCH	SLAB PORCH - COVERED	110183	18x5		90	36.34		3,271
PRCH	SLAB PORCH - COVERED	110184	6x4		24	36.60		878
PRCH	SLAB PORCH - COVERED	110186	10x4		40	36.54		1,462
PATO	SLAB PORCH - OPEN	122486	12x8		96	15.22		1,461



Sketch Image

660090243



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/Sl	2,525	1.165	2,941
2	U	^UL	Overhang	13	Upper Level	416	1.000	416
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	24	1.000	24
6	G	1		13	Attached Garage	518	1.000	518
7	M	PRCH		13	SLBC	40	1.000	40
8	M	PATO		13	Open Slab	96	1.000	96
9	G	1		13	Attached Garage	264	1.000	264
Total Building Area						2,525		2,941