



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660090244 <b>Parcel ID</b> 000000-00-0-00731-003-0017 <b>Cadastral ID</b> 36-21-14-01430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 306214 LOYKASEK, CALVIN J &  PATTI A 6805 GOLD FINCH CT OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 06805 N GOLDFINCH CT <b>Subdivision</b> SETTLERS CREEK AT STONE CANYON <b>Lot/Block</b> 0017 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25228718 -95.75898021 LOT 17 BLOCK 3 SETTLERS CREEK AT STONE CANYON					<b>Building Permits</b> <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>P19 000023</td> <td>R20-NEW POOL</td> <td>04/2019</td> <td>09/2019</td> <td>50,000</td> </tr> <tr> <td>R2011 0415</td> <td>R12-NEW 3213 SQ FT SFR</td> <td>05/2011</td> <td>10/2011</td> <td>270,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P19 000023	R20-NEW POOL	04/2019	09/2019	50,000	R2011 0415	R12-NEW 3213 SQ FT SFR	05/2011	10/2011	270,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1992	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	52,239.00 x 3.87 = 202,150	
Factor Value		
Adjustments	1.1610	
Lot Value	234,703	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,992 / 3,263
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,992
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	886 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach				Manual : 01/2025			
Base Cost	111.52	Total Misc Impr	+ 21,270				
Roofing Adj	+ 5.85	Garage Cost	+ 45,549				
Subfloor Adj	+ -4.01	Total RCN	= 525,401				
Heat/Cool Adj	+ 18.45	Depreciation ( 11%)	- 57,794				
Plumbing Adj	+ 8.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 467,607				
Adj Base Cost	= 140.54	Lot Value	+ 234,703				
Total Area	x 3,263	Indicated Value	= 702,310				
Adjusted Cost	= 458,582	Value Per SqFt	215.23				

\\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	683,287	209.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	676,200		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	467,607		
Lot Value	234,703		
Indicated Value	702,310	215.23	Per SqFt
Agland Value			
Site Improvements	23,700		
Total Value	726,010	222.50	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	110190	22x12		264	36.06		9,520
PRCH	SLAB PORCH - COVERED	110191	96		96	37.00		3,552

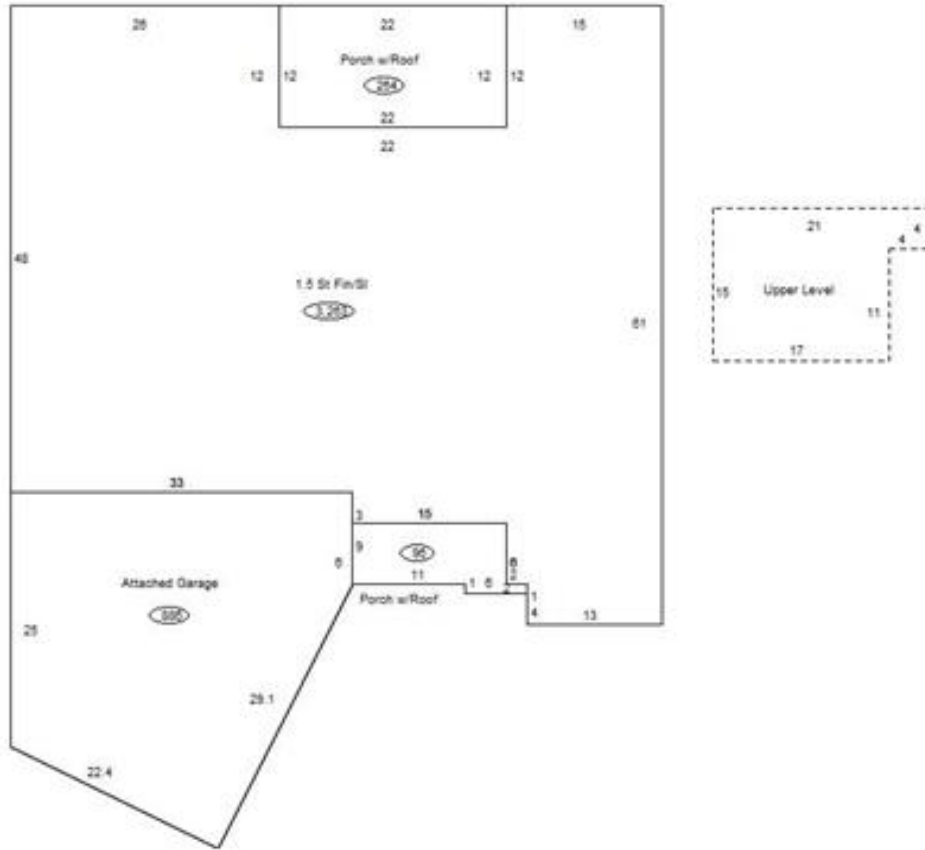


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Sketch Image

660090244



**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	2,992	1.091	3,263
2	G	1		13	Attached Garage	886	1.000	886
3	U	^UL	Overhang	13	Upper Level	271	1.000	271
4	M	PRCH		13	SLBC	264	1.000	264
5	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						2,992		3,263



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year	2019	Eff Age 4
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700