



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:10:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660091478 Parcel ID 000000-00-0-00808-005-0009 Cadastral ID 36-21-14-01930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344314 DAVIS, JOHN STEPHEN 6878 N GARDEN STONE LN OWASSO OK 74055-0000 Parcel Location Situs 06878 N GARDEN STONE LN Subdivision TANGLEWOOD AT STONE CANYON Lot/Block 0009 / 0005 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: 36.25215925 -95.76245298																																																																																																																									
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Date 04/18/2026
Time 08:10:35
Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9352	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	40,735.00 x 4.31 = 175,691	
Factor Value		
Adjustments	1.6393	
Lot Value	288,015	

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	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	2,841 / 4,001
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,841
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	690 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

Cost Approach		Manual : 01/2025	
Base Cost	107.02	Total Misc Impr	+ 31,963
Roofing Adj	+ 4.58	Garage Cost	+ 35,701
Subfloor Adj	+ -3.10	Total RCN	= 619,762
Heat/Cool Adj	+ 18.45	Depreciation (11%)	- 68,174
Plumbing Adj	+ 11.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 551,588
Adj Base Cost	= 137.99	Lot Value	+ 288,015
Total Area	x 4,001	Indicated Value	= 839,603
Adjusted Cost	= 552,098	Value Per SqFt	209.85

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	814,950	203.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	921,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	551,588		
Lot Value	288,015		
Indicated Value	839,603	209.85	Per SqFt
Agland Value			
Site Improvements	45,041		
Total Value	884,644	221.11	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	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	114994	20x18		360	35.72		12,859
PRCH	SLAB PORCH - COVERED	114995	73		73	37.08		2,707



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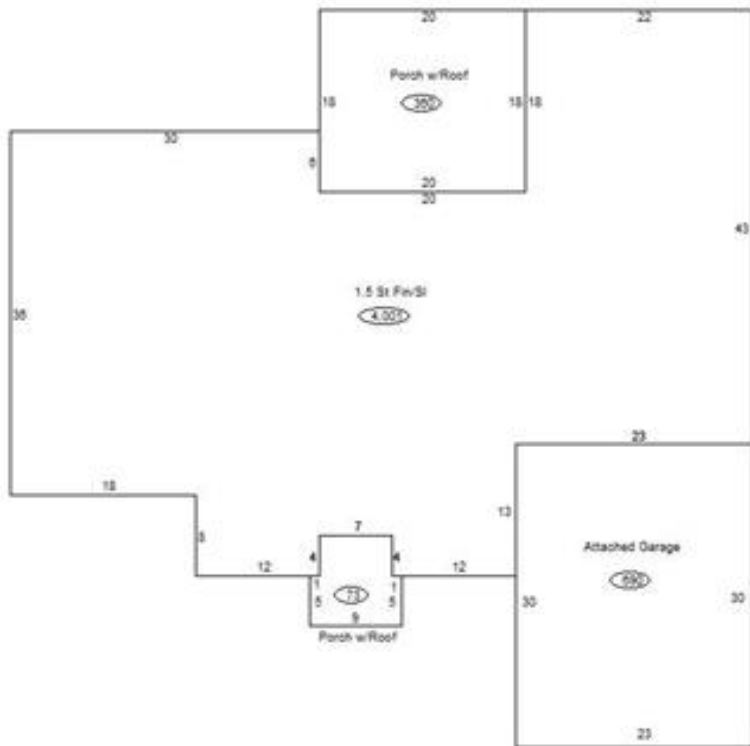
Date 04/18/2026

Time 08:10:35

Page 3

Sketch Image

660091478



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	2,841	1.408	4,001
2	U	^UL		13	Upper Level	1,160	1.000	1,160
3	M	PRCH		13	SLBC	360	1.000	360
4	M	PRCH		13	SLBC	73	1.000	73
5	G	1		13	Attached Garage	690	1.000	690
Total Building Area						2,841		4,001



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 Page 4

660091478

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,160
	Qual 4	Cond 4	Year 2015	Eff Age	7	
	Valuation Summary Base Cost (37.96 x 1,160) 44,034		Modifier Total	RCN 44,034	Depr (13% Phys/ % Func) 5,724	RCNLD 38,310
	PRCH	SLAB PORCH - COVERED	20x10x0			200
	Qual 3	Cond 4	Year 2015	Eff Age	7	
	Valuation Summary Base Cost (26.30 x 200) 5,260		Modifier Total	RCN 5,260	Depr (39% Phys/ % Func) 2,051	RCNLD 3,209
	PRCH	SLAB PORCH - COVERED	22x10x0			220
	Qual 3	Cond 4	Year 2015	Eff Age	7	
	Valuation Summary Base Cost (26.24 x 220) 5,773		Modifier Total	RCN 5,773	Depr (39% Phys/ % Func) 2,251	RCNLD 3,522