



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:16:47  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660091507 <b>Parcel ID</b> 000000-00-0-00808-006-0017 <b>Cadastral ID</b> 36-21-14-02220 <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> 326653 DORSEY, CHRISTOPHER C & ALICIA D  6817 N GARDEN STONE LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06817 N GARDEN STONE LN <b>Subdivision</b> TANGLEWOOD AT STONE CANYON <b>Lot/Block</b> 0017 / 0006 Parcel Size 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> Lat/Long: 36.25020616 -95.76283928 LOT 17 BLOCK 6 TANGLEWOOD AT STONE CANYON.																																																																																																																				
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2141	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	52,885.00 x 3.85 = 203,636	
Factor Value		
Adjustments	1.1608	
Lot Value	236,382	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-20\ 6/20/2022

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	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	848 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	556,484	190.77	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110.25	Total Misc Impr	+ 28,080
Roofing Adj	+ 5.68	Garage Cost	+ 38,516
Subfloor Adj	+ -4.37	Total RCN	= 469,959
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 51,695
Plumbing Adj	+ 10.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 418,264
Adj Base Cost	= 138.28	Lot Value	+ 236,382
Total Area	x 2,917	Indicated Value	= 654,646
Adjusted Cost	= 403,363	Value Per SqFt	224.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	418,264		
Lot Value	236,382		
Indicated Value	654,646	224.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	654,646	224.42	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	111141		348	348	35.15		12,232
PATO	SLAB PORCH - OPEN	111142	17x12		204	13.15		2,683
PRCH	SLAB PORCH - COVERED	111143	116		116	32.78		3,802
PATO	SLAB PORCH - OPEN	111144	154		154	13.76		2,119



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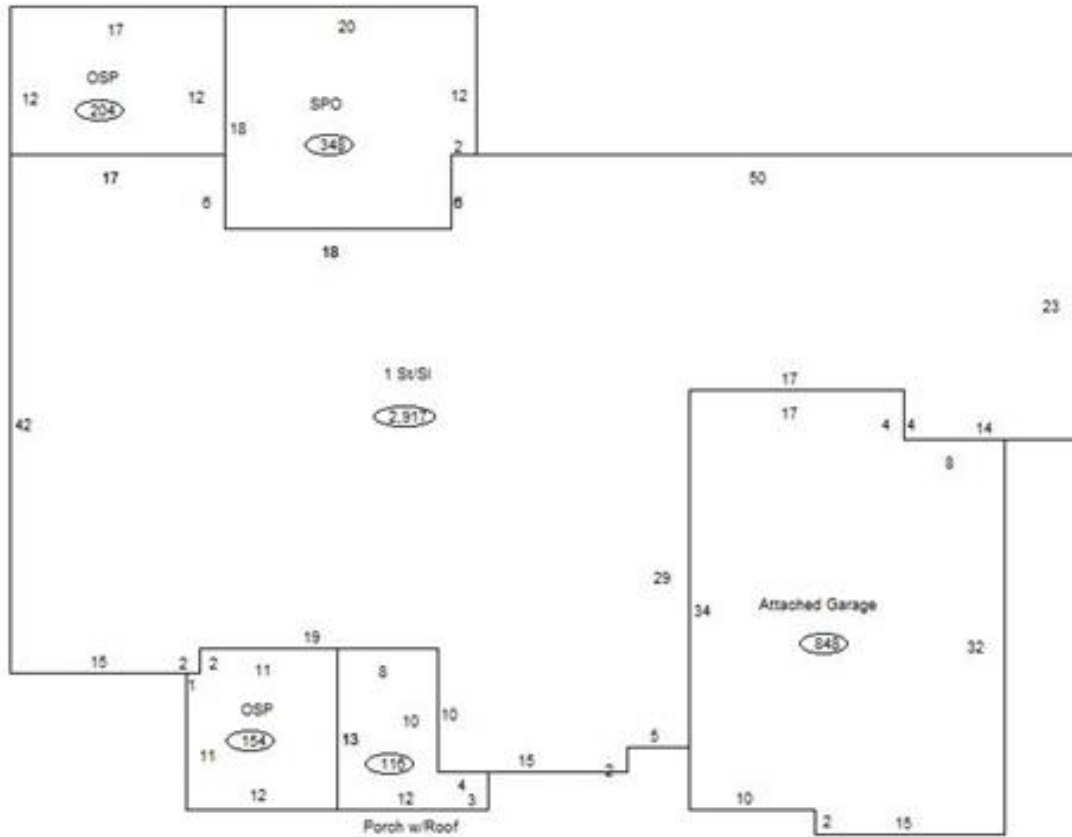
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Sketch Image

660091507



### 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	EPKS		13	Screen Porch	348	1.000	348
4	M	PATO		13	Open Slab	204	1.000	204
5	M	PRCH		13	SLBC	116	1.000	116
6	M	PATO		13	Open Slab	154	1.000	154
<b>Total Building Area</b>						2,917		2,917