



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:19:36  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660094089 <b>Parcel ID</b> 000000-00-0-00332-001-0002 <b>Cadastral ID</b> 36-21-14-02440 <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> 318946 ROWLEY, TRENT S & JAIMIE L NESTOR  6787 N MEADOWLARK LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06787 N MEADOWLARK LN <b>Subdivision</b> GREYSTONE II AT STONE CANYON <b>Lot/Block</b> 0002 / 0001 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> Lot/Long: 36.25267185 -95.76833043 LOT 2 BLOCK 1 GREYSTONE II AT STONE CANYON.																																																																																																																				
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Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8636 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT TYPE 0 GATED 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 37,616.00 x 4.35 = 163,630 <b>Factor Value</b> <b>Adjustments</b> 1.1195 <b>Lot Value</b> 183,184		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	5 - Very Good
<b>Quality</b>	4 - Good
<b>Architecture</b>	R1 Res Nbhd 1
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Veneer, Stone
<b>Base/Total Area</b>	2,529 / 4,047
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,529
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	5 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	546 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 11

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	AO3	Residential	
<b>Adusted R</b>	0.8747		
<b>Indicated Value</b>	646,421	159.73	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	866,920		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	504,494		
<b>Lot Value</b>	183,184		
<b>Indicated Value</b>	687,678	169.92	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	687,678	169.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.05	<b>Total Misc Impr</b>	+ 29,809				
<b>Roofing Adj</b>	+ 3.62	<b>Garage Cost</b>	+ 26,011				
<b>Subfloor Adj</b>	+ -2.87	<b>Total RCN</b>	= 550,930				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 11%)</b>	- 60,602				
<b>Plumbing Adj</b>	+ 6.23	<b>Lump Sums</b>	+ 14,166				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 504,494				
<b>Adj Base Cost</b>	= 122.34	<b>Lot Value</b>	+ 183,184				
<b>Total Area</b>	x 4,047	<b>Indicated Value</b>	= 687,678				
<b>Adjusted Cost</b>	= 495,110	<b>Value Per SqFt</b>	169.92				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	115716		80	80	32.94		2,635
PRCH	SLAB PORCH - COVERED	115717	12x11		132	32.68		4,314
PRCH	SLAB PORCH - COVERED	115718	13x12		156	32.53		5,075
PATO	SLAB PORCH - OPEN	115719	214		214	12.93		2,767
PRCH	SLAB PORCH - COVERED	115720	4x4		16	33.14		530
GRDT	GARAGE - DETACHED	115721	25x12		300	47.22		14,166



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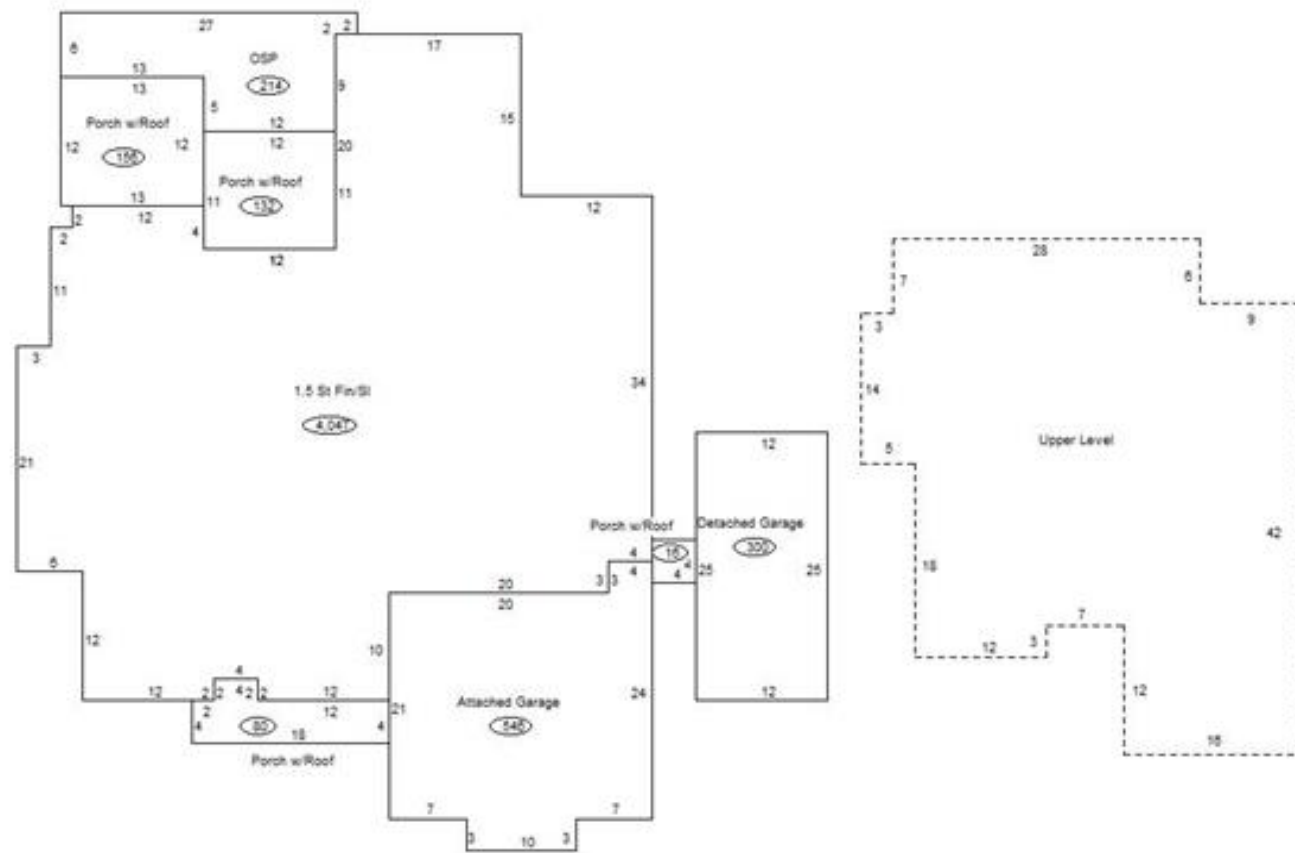
Date 04/18/2026

Time 08:19:37

Page 3

### Sketch Image

660094089



### 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	2,529	1.600	4,047
2	U	^UL		13	Upper Level	1,518	1.000	1,518
3	G	1		13	Attached Garage	546	1.000	546
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PRCH		13	SLBC	132	1.000	132
6	M	PRCH		13	SLBC	156	1.000	156
7	M	PATO		13	Open Slab	214	1.000	214
8	M	PRCH		13	SLBC	16	1.000	16
9	G	2		13	Detached Garage	300	1.000	300
<b>Total Building Area</b>						<b>2,529</b>		<b>4,047</b>