



# 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> 660094092 <b>Parcel ID</b> 000000-00-0-00332-002-0001 <b>Cadastral ID</b> 36-21-14-02470 <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> 343889 BLUE KEY LIVING TRUST JEFF & MELISSA SCHNEIDER TRUSTEES 6870 N WILDERNESS TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06870 N WILDERNESS TRL <b>Subdivision</b> GREYSTONE II AT STONE CANYON <b>Lot/Block</b> 0001 / 0002 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: 36.25334555 -95.77039392																																																																																																																									
<b>LOT 1 BLOCK 2 GREYSTONE II AT STONE CANYON.</b>					<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>R2017 05 3</td> <td>R18-NEW 30X24 720 SQ FT DETACH G</td> <td>05/2017</td> <td>09/2017</td> <td>33,615</td> </tr> <tr> <td>WP 2016 09 2</td> <td>R18-NEW POOL</td> <td>09/2016</td> <td>09/2017</td> <td>105,000</td> </tr> <tr> <td>R2016 02 24</td> <td>R17-NEW 3369 SQ FT SFR</td> <td>02/2016</td> <td>09/2016</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 05 3	R18-NEW 30X24 720 SQ FT DETACH G	05/2017	09/2017	33,615	WP 2016 09 2	R18-NEW POOL	09/2016	09/2017	105,000	R2016 02 24	R17-NEW 3369 SQ FT SFR	02/2016	09/2016	230,000																																																																																												
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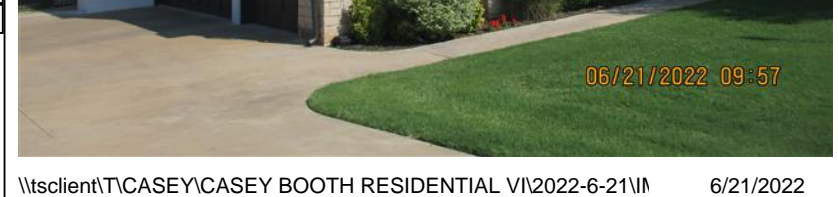
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1332	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	49,361.00 x 3.96 = 195,530	
Factor Value		
Adjustments	1.3549	
Lot Value	264,920	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,707 / 3,447
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,707
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	769 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adjusted R	0.8747		
Indicated Value	822,784	238.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	825,670		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	573,383		
Lot Value	264,920		
Indicated Value	838,303	243.20	Per SqFt
Agland Value			
Site Improvements	64,121		
Total Value	902,424	261.80	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.77	Total Misc Impr	+ 47,197				
Roofing Adj	+ 5.57	Garage Cost	+ 50,216				
Subfloor Adj	+ -5.22	Total RCN	= 609,982				
Heat/Cool Adj	+ 20.10	Depreciation ( 6%)	- 36,599				
Plumbing Adj	+ 11.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 573,383				
Adj Base Cost	= 148.70	Lot Value	+ 264,920				
Total Area	x 3,447	Indicated Value	= 838,303				
Adjusted Cost	= 512,569	Value Per SqFt	243.20				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	129218	19x6		114	45.43		5,179
PRCH	SLAB PORCH - COVERED	129219	46x15		690	42.54		29,353
PATO	SLAB PORCH - OPEN	129220	13x8		104	16.98		1,766
PRCH	SLAB PORCH - COVERED	129221	43		43	45.83		1,971



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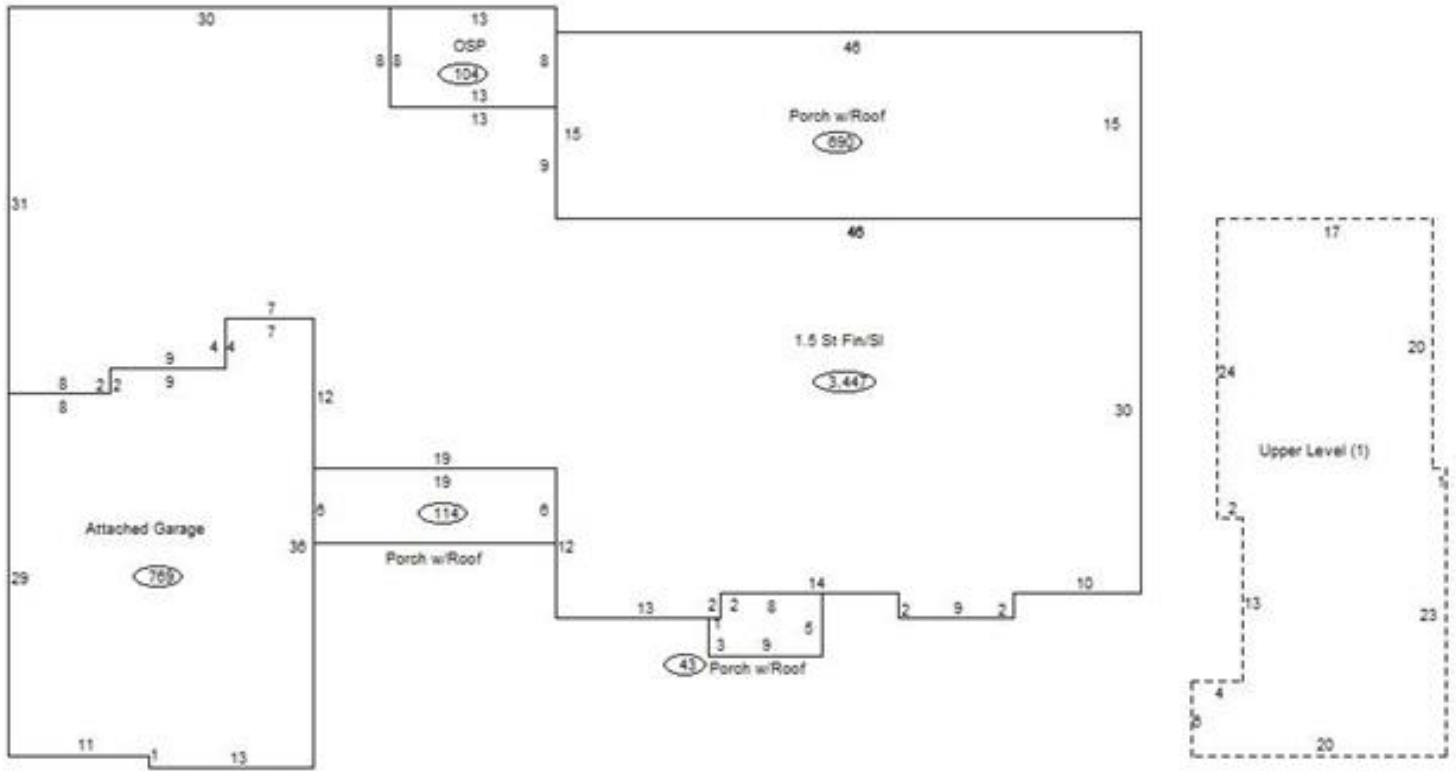
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### Sketch Image

660094092



### 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	2,707	1.273	3,447
2	U	^UL		13	Upper Level (1)	740	1.000	740
3	G	1		13	Attached Garage	769	1.000	769
4	M	PRCH		13	SLBC	114	1.000	114
5	M	PRCH		13	SLBC	690	1.000	690
6	M	PATO		13	Open Slab	104	1.000	104
7	M	PRCH		13	SLBC	43	1.000	43
<b>Total Building Area</b>						<b>2,707</b>		<b>3,447</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x24x0			720
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>
Base Cost (37.96 x 720)		27,331		27,331	2,460	24,871
	SG	SWIM-GUNITE	0x0x0			1
	Qual	7	Cond 6	Year 2017	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>
Base Cost (30,000.00 x 1)		30,000		30,000	4,500	25,500
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond 4	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
Base Cost (13,750.00 x 1)		13,750		13,750		13,750