



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:27:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660095003 Parcel ID 000000-00-0-00334-001-0001 Cadastral ID 36-21-14-02600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343903 MOORE, CARL LEWIS & JOE-MAX MOORE 7080 N WILDERNESS TRAIL OWASSO OK 74055-0000 Parcel Location Situs 07080 N WILDERNESS TRL Subdivision GREYSTONE III AT STONE CANYON Lot/Block 0001 / 0001 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 Lat/Long: 36.25535081 -95.76782723																																																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8362		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	36,424.00 x 4.35 = 158,444		
Factor Value			
Adjustments	1.0729		
Lot Value	170,000		



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

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	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,239 / 4,445
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,239
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	1,726 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	866,222 194.88 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,072,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	720,049
Lot Value	170,000
Indicated Value	890,049 200.24 Per SqFt
Agland Value	
Site Improvements	23,700
Total Value	913,749 205.57 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	113.09	Total Misc Impr	+	26,525
Roofing Adj	+ 5.02	Garage Cost	+	112,708
Subfloor Adj	+ -4.73	Total RCN	=	774,246
Heat/Cool Adj	+ 20.10	Depreciation (7%)	-	54,197
Plumbing Adj	+ 9.38	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	720,049
Adj Base Cost	= 142.86	Lot Value	+	170,000
Total Area	x 4,445	Indicated Value	=	890,049
Adjusted Cost	= 635,013	Value Per SqFt		200.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119861	390		390	43.86		17,105
PRCH	SLAB PORCH - COVERED	119864	19x8		152	45.11		6,857
PRCH	SLAB PORCH - COVERED	119865	8x7		56	45.77		2,563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	7	Cond 6	Year 2014	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700