



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:27:13
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660095010 Parcel ID 000000-00-0-00334-001-0008 Cadastral ID 36-21-14-02670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339359 COLBY, ALBERT A III & BRANDI A 7020 N SCISSORTAIL CT OWASSO OK 74055-0000 Parcel Location Situs 07020 N SCISSORTAIL CT Subdivision GREYSTONE III AT STONE CANYON Lot/Block 0008 / 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: 36.25467229 -95.76967666 GREYSTONE III AT STONE CANYON LOT 8 BLOCK 1.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0449	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	45,516.00 x 4.10 = 186,687	
Factor Value		
Adjustments	1.1636	
Lot Value	217,223	



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-22\IMG_0008.JF 8/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	3,662 / 5,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,662
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,202 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,126,144	220.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,215,410 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.48	Total Misc Impr	+ 35,495
Roofing Adj	+ 5.26	Garage Cost	+ 121,630
Subfloor Adj	+ -6.11	Total RCN	= 887,374
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 17,747
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 869,627
Adj Base Cost	= 142.85	Lot Value	+ 217,223
Total Area	x 5,112	Indicated Value	= 1,086,850
Adjusted Cost	= 730,249	Value Per SqFt	212.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	869,627		
Lot Value	217,223		
Indicated Value	1,086,850	212.61	Per SqFt
Agland Value			
Site Improvements	116,558		
Total Value	1,203,408	235.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	154812	489		489	13.50		6,602
PATO	Slab Porch - Open	154813	19x16		304	13.91		4,229
FPR1	Fireplace - Residential 1 Story			1	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit			1	1	9,630.41		9,630
GENR	Generator - Residential Standby			1	1	5,376.00		5,376



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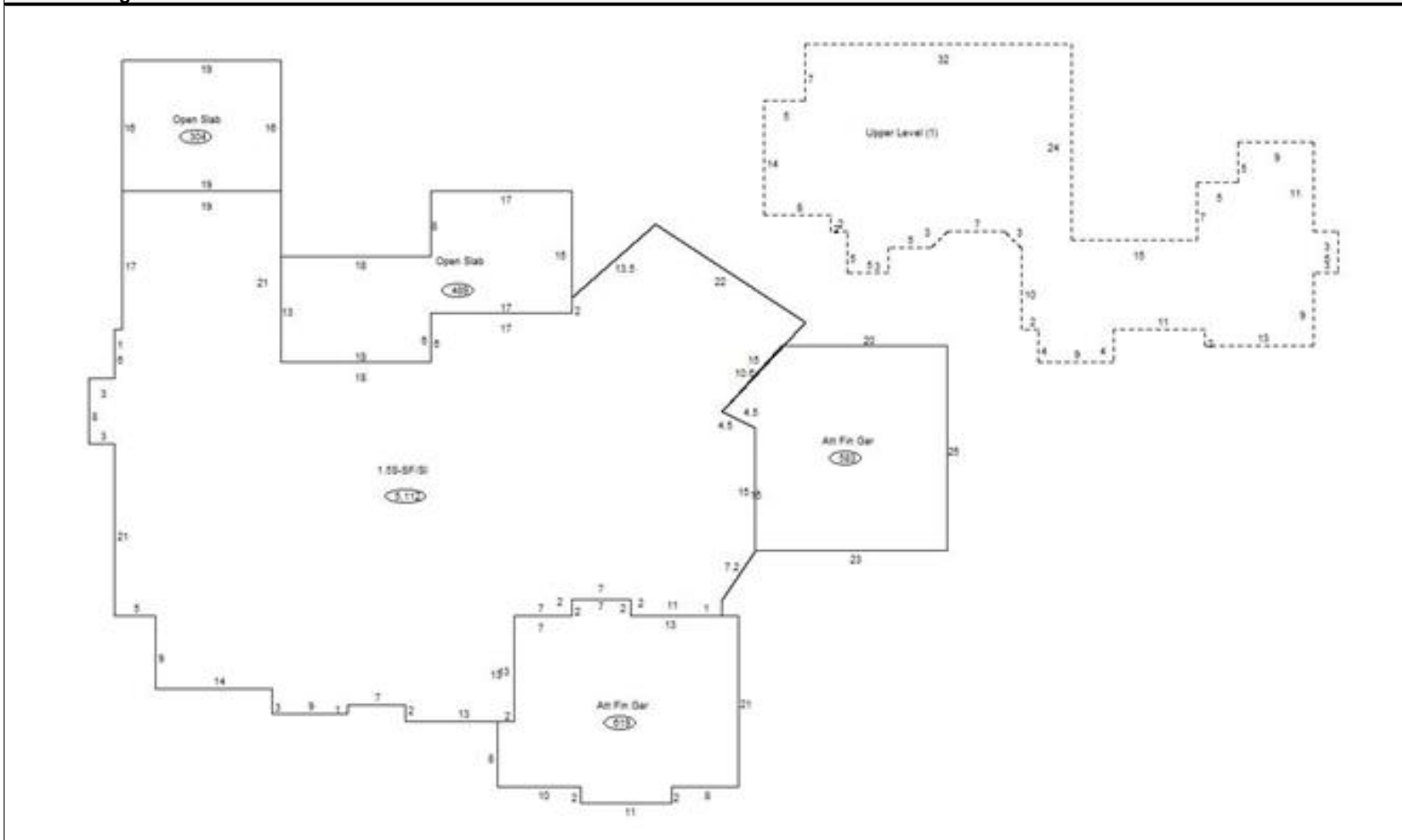
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,662	1.396	5,112
2	G	5		13	Att Fin Gar	619	1.000	619
3	G	5		13	Att Fin Gar	583	1.000	583
4	M	PATO		13	Open Slab	489	1.000	489
5	M	PATO		13	Open Slab	304	1.000	304
6	U	^UL		13	Upper Level (1)	1,450	1.000	1,450
Total Building Area						3,662		5,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2022	Eff Age 2	
				0		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (10% Phys/ % Func) 3,000	RCNLD 27,000
	PLHR	Pool House - Residential	21x24x0			504
	Qual	6	Cond 6	Year 2022	Eff Age 1	
				0		
	Valuation Summary Base Cost (179.49 x 504) 90,463		Modifier Total	RCN 90,463	Depr (1% Phys/ % Func) 905	RCNLD 89,558