



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660095015								
Parcel ID	000000-00-0-00334-002-0003								
Cadastral ID	36-21-14-02720								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	187534								
HAMLIN, DAVID L & PAULA G									
6951 N WILDERNESS TRAIL OWASSO OK 74055-0000									
Parcel Location									
Situs	06951 N WILDERNESS TRL								
Subdivision	GREYSTONE III AT STONE CANYON								
Lot/Block	0003 / 0002	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: 36.25406763 -95.76907079									
Building Permits									
GREYSTONE III AT STONE CANYON LOT 3 BLOCK 2.									
Number	Description	Opened	Closed	Amount					
R19 000231	R20- DETACHED BUILDING	07/2019	09/2019	54,000					
R2012 10 4	R14-NEW 4483 SQ FT SFR	11/2012	06/2013	450,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LANE, THOMAS M & TONI M	02/15/2019	645,000	4					
2228/580	C.A.B.O. DEVELOPMENT COMPANY LI	02/23/2012	88,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap		Land Value	242,361	126,459	11%	13,910	Assessed	82,494 8,953.73	
Year Frozen	0	Improvements	623,492	623,492		68,584	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	865,853	749,951		82,494	Total Taxable	81,494 8,856.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095015	HAMLIN, DAVID L & PAULA G	7	848,338	1000	79,091	8,595.00		
2024	2024-660095015	HAMLIN, DAVID L & PAULA G	7	887,979	1000	76,758	8,484.00		
2023	2023-660095015	HAMLIN, DAVID L & PAULA G	7	737,076	1000	74,495	8,059.00		
2022	2022-660095015	HAMLIN, DAVID L & PAULA G	7	716,462	1000	72,296	8,130.00		
2021	2021-660095015	HAMLIN, DAVID L & PAULA G	7	646,916	1000	70,161	7,803.00		
2020	2020-660095015	HAMLIN, DAVID L & PAULA G	7	641,834	1000	68,098	7,565.00		
2019	2019-660095015	HAMLIN, DAVID L & PAULA G	7	588,602	1000	63,746	7,087.00		
2018	2018-660095015	LANE, THOMAS M & TONI M	7	604,212	1000	65,463	7,042.00		
2017	2017-660095015	LANE, THOMAS M & TONI M	7	599,032	1000	64,894	7,045.00		
2016	2016-660095015	LANE, THOMAS M & TONI M	7	583,645	1000	63,075	6,854.00		
2015	2015-660095015	LANE, THOMAS M & TONI M	7	565,532	1000	61,209	6,692.00		
2014	2014-660095015	LANE, THOMAS M & TONI M	7	571,125	1000	61,824	6,815.00		
2013	2013-660095015	LANE, THOMAS M & TONI M	7	88,000	0	9,680	1,045.00		



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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count		1
Units Buildable		
Non-Ag Acres		1.2667
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	55,180.00 x 3.79 = 208,914	
Factor Value		
Adjustments		1.1601
Lot Value		242,361



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

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,552 / 4,654
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,552
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	936 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	817,377 175.63 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	923,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	597,015
Lot Value	242,361
Indicated Value	839,376 180.36 Per SqFt
Agland Value	
Site Improvements	26,477
Total Value	865,853 186.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.71	Total Misc Impr	+ 33,130
Roofing Adj	+ 4.51	Garage Cost	+ 45,312
Subfloor Adj	+ -3.28	Total RCN	= 670,803
Heat/Cool Adj	+ 17.38	Depreciation (11%)	- 73,788
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 597,015
Adj Base Cost	= 127.28	Lot Value	+ 242,361
Total Area	x 4,654	Indicated Value	= 839,376
Adjusted Cost	= 592,361	Value Per SqFt	180.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PATO	SLAB PORCH - OPEN	117149	12x12		144	14.68		2,114
PRCH	SLAB PORCH - COVERED	117150	20x12		240	35.48		8,515
PATO	SLAB PORCH - OPEN	117151	20x12		240	13.10		3,144
PRCH	SLAB PORCH - COVERED	117153	108		108	36.25		3,915



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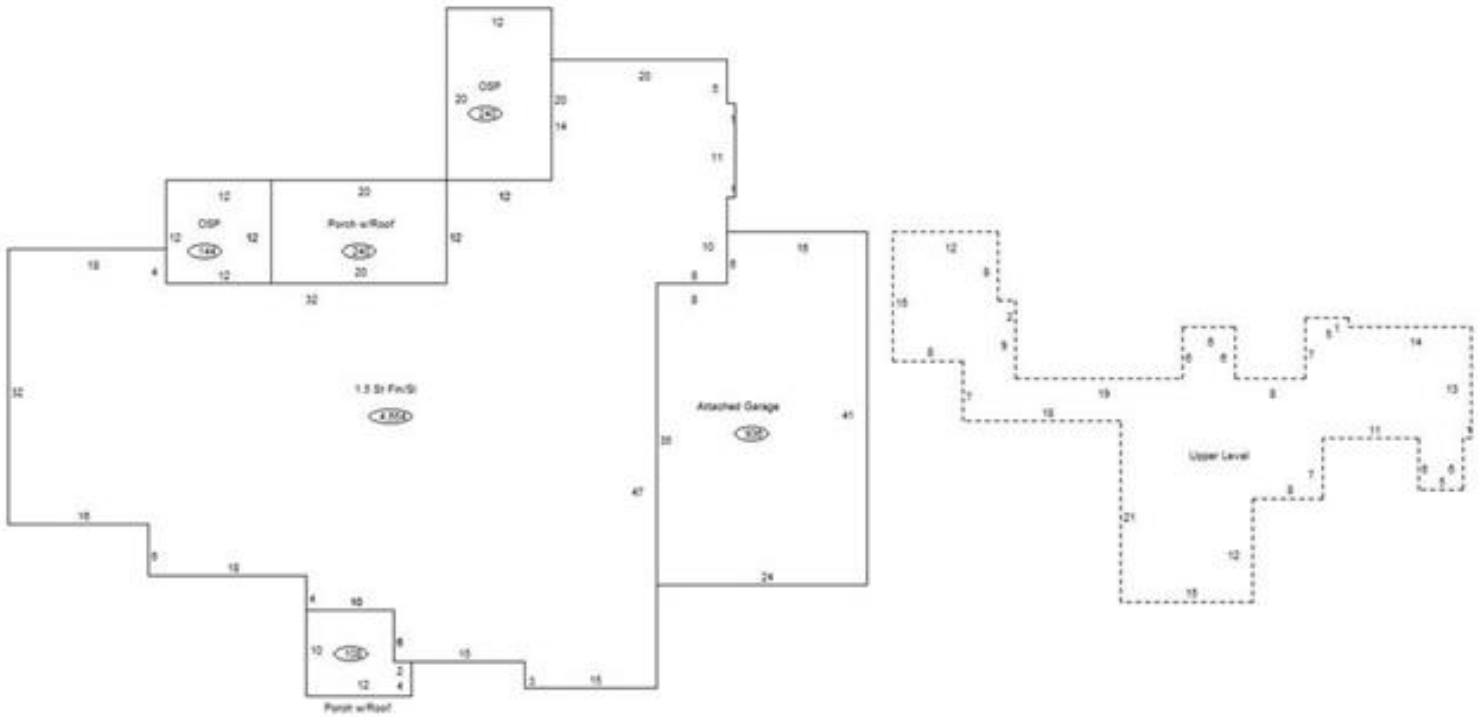
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Sketch Image

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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	1.5 St Fin/Sl	3,552	1.310	4,654
2	U	^UL		13	Upper Level	1,102	1.000	1,102
3	M	PATO		13	Open Slab	144	1.000	144
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	240	1.000	240
6	G	1		13	Attached Garage	936	1.000	936
7	M	PRCH		13	SLBC	108	1.000	108
Total Building Area						3,552		4,654



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	30x25x0			750	
	Qual	4	Cond	4	Year	2019	Eff Age
		Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 750)		28,470	28,470	1,993	26,477