



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:27:55
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Assessment Data					Primary Image																																																																																																																				
Account 660095184 Parcel ID 000000-00-0-00336-001-0002 Cadastral ID 36-21-14-02820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321945 CARNLEY, GERALD MILES & ROBYN 6768 N WILDERNESS TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06768 N WILDERNESS TRL Subdivision GREYSTONE V AT STONE CANYON Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/21/2022 11:30</p>																																																																																																																				
Legal Description Lat/Long: 36.25217360 -95.77123247 GREYSTONE V AT STONE CANYON LOT 2 BLOCK 1.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.8384	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	36,520.00 x 4.35 = 158,862	
Factor Value		
Adjustments	1.1016	
Lot Value	175,000	

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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,486 / 4,351
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,486
Fixture/RghIn	28 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	842 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

Cost Approach		Manual : 01/2025	
Base Cost	102.75	Total Misc Impr	+ 30,556
Roofing Adj	+ 4.74	Garage Cost	+ 40,761
Subfloor Adj	+ -3.43	Total RCN	= 652,306
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 52,184
Plumbing Adj	+ 12.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 600,122
Adj Base Cost	= 133.53	Lot Value	+ 175,000
Total Area	x 4,351	Indicated Value	= 775,122
Adjusted Cost	= 580,989	Value Per SqFt	178.15

\\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	
Adusted R	0.8747		
Indicated Value	749,969	172.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	900,040 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	600,122		
Lot Value	175,000		
Indicated Value	775,122	178.15	Per SqFt
Agland Value			
Site Improvements	21,900		
Total Value	797,022	183.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
SHLT	STORM SHELTER	0		1	2015	1	0.00	
PRCH	SLAB PORCH - COVERED	123932	4x2		8	36.67		293
PRCH	SLAB PORCH - COVERED	123934	426		426	34.79		14,821



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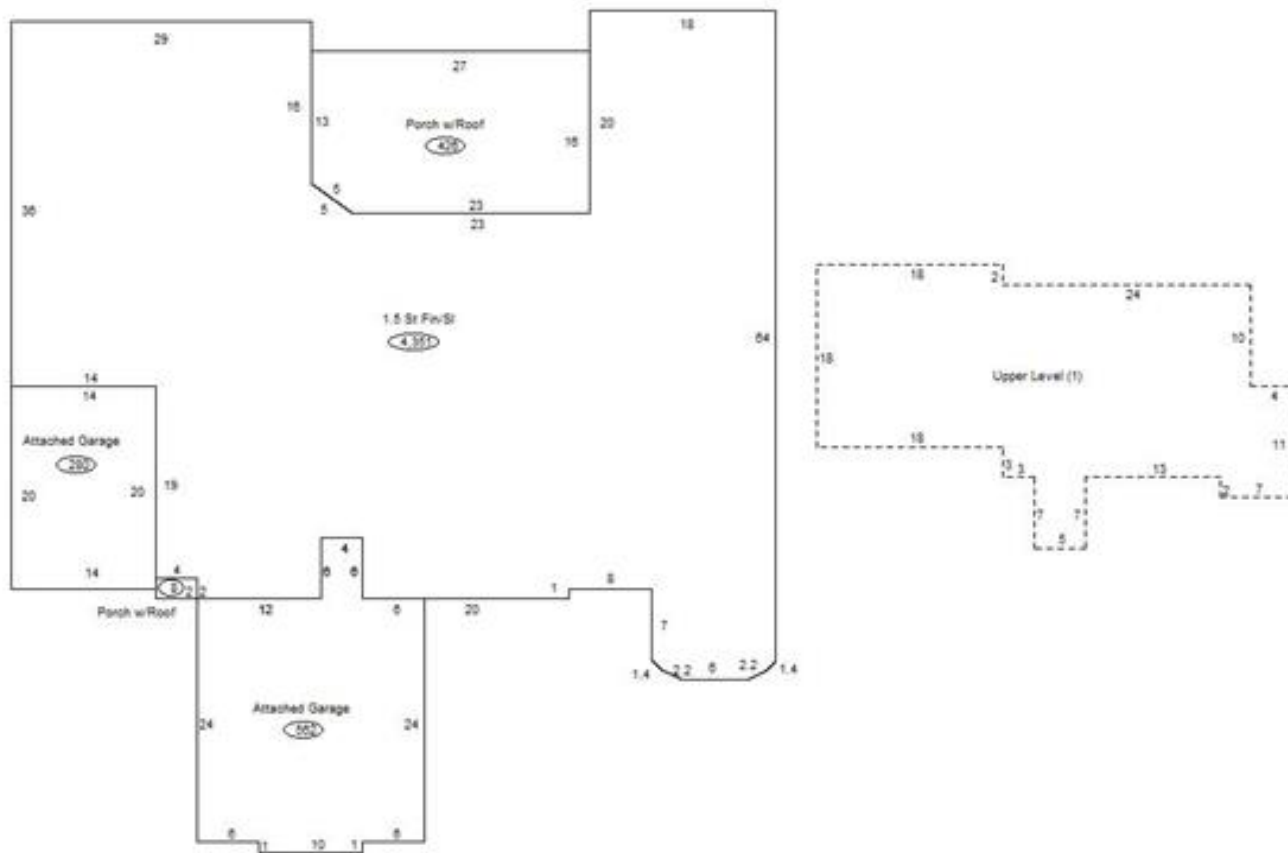
Date 04/18/2026

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Sketch Image

660095184



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	3,486	1.248	4,351
2	U	^UL		13	Upper Level (1)	865	1.000	865
3	G	1		13	Attached Garage	562	1.000	562
4	M	PRCH		13	SLBC	8	1.000	8
5	G	1		13	Attached Garage	280	1.000	280
6	M	PRCH		13	SLBC	426	1.000	426
Total Building Area						3,486		4,351



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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 2017	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
Base Cost (30,000.00 x 1)		30,000	30,000	8,100		21,900