



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:27:57
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Assessment Data					Primary Image																																																																																																																				
Account 660095185 Parcel ID 000000-00-0-00336-001-0003 Cadastral ID 36-21-14-02830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 336579 MATTOX, JOHN ROBERT & DEAVEN RAYE 6734 N WILDERNESS TRL OWASSO OK 74055-0000 Parcel Location Situs 06734 N WILDERNESS TRL Subdivision GREYSTONE V AT STONE CANYON Lot/Block 0003 / 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: 36.25187182 -95.77155431																																																																																																																									
GREYSTONE V AT STONE CANYON LOT 3 BLOCK 1.					Building Permits <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 06 29</td> <td>R19-NEW 3560 SQ FT SFR</td> <td>07/2017</td> <td>03/2018</td> <td>399,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 06 29	R19-NEW 3560 SQ FT SFR	07/2017	03/2018	399,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.7557		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	32,920.00 x 4.35 = 143,202		
Factor Value			
Adjustments	1.1173		
Lot Value	160,000		



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

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	2,593 / 3,769
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,593
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,122 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	609,990	161.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	842,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.60	Total Misc Impr	+ 26,486
Roofing Adj	+ 3.97	Garage Cost	+ 50,961
Subfloor Adj	+ -3.14	Total RCN	= 549,213
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 32,953
Plumbing Adj	+ 9.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 516,260
Adj Base Cost	= 125.17	Lot Value	+ 160,000
Total Area	x 3,769	Indicated Value	= 676,260
Adjusted Cost	= 471,766	Value Per SqFt	179.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	516,260		
Lot Value	160,000		
Indicated Value	676,260	179.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	676,260	179.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	138301	136		136	32.65		4,440
PRCH	SLAB PORCH - COVERED	138302	289		289	31.97		9,239
PATO	SLAB PORCH - OPEN	138303	19x6		114	14.22		1,621
PATO	Slab Porch - Open	153954	19x19		361	10.92		3,942



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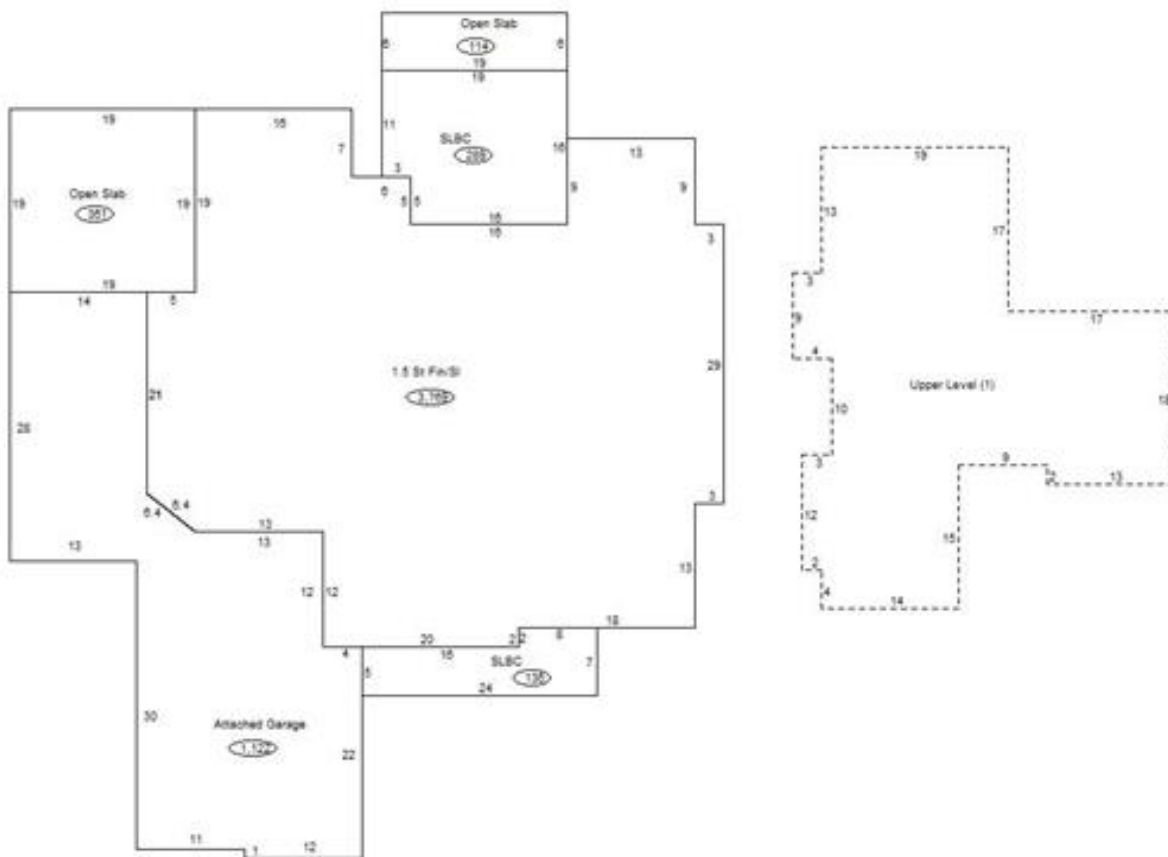
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Sketch Image

660095185



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	2,593	1.454	3,769
2	G	1		13	Attached Garage	1,122	1.000	1,122
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	289	1.000	289
5	M	PATO		13	Open Slab	114	1.000	114
6	U	^UL		13	Upper Level (1)	1,176	1.000	1,176
7	M	PATO		13	Open Slab	361	1.000	361
Total Building Area						2,593		3,769