



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 660095186 Parcel ID 000000-00-0-00336-001-0004 Cadastral ID 36-21-14-02840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335865 CHRIST, DUSTIN C & TIA A REVOCABLE TRUST 6696 N WILDERNESS TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06696 N WILDERNESS TRL Subdivision GREYSTONE V AT STONE CANYON Lot/Block 0004 / 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 11:38</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022</p>														
Legal Description Lat/Long: 36.25144577 -95.77186661																			
GREYSTONE V AT STONE CANYON LOT 4 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>R2014 01 12</td> <td>R15-NEW 3545 SQ FT SFR</td> <td>01/2014</td> <td>07/2014</td> <td>321,177</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 01 12	R15-NEW 3545 SQ FT SFR	01/2014	07/2014	321,177
Number	Description	Opened	Closed	Amount															
R2014 01 12	R15-NEW 3545 SQ FT SFR	01/2014	07/2014	321,177															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	BGRS LLC	09/08/2021	633,000	YES										
H	Homestead	No	1,000		/	NEWBRY, EVERETT G III &	08/10/2021	633,000	7										
					2411/682	1ST CHOICE QUALITY BUILDERS LLC	06/25/2014	505,000	YES										
					2379/256	C.A.B.O. DEVELOPMENT COMPANY LI	01/09/2014	77,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2022		Land Value	195,001	156,162	11%	17,178	Assessed	76,086	8,258.22									
Year Frozen	0		Improvements	539,847	535,533		58,908	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-97.00									
TIF Project ID	0		Total Value	734,848	691,695		76,086	Total Taxable	75,086	8,161.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095186	CHRIST, DUSTIN C & TIA A			7	714,936	1000	72,870	7,919.00										
2024	2024-660095186	CHRIST, DUSTIN C & TIA A			7	753,075	1000	70,719	7,818.00										
2023	2023-660095186	CHRIST, DUSTIN C & TIA A			7	633,000	1000	68,630	7,425.00										
2022	2022-660095186	CHRIST, TIA A & DUSTIN C			7	633,000	1000	68,630	7,718.00										
2021	2021-660095186	CHRIST, TIA A & DUSTIN C			7	562,465	1000	60,871	6,773.00										
2020	2020-660095186	NEWBRY, EVERETT G III &			7	558,289	1000	59,182	6,576.00										
2019	2019-660095186	NEWBRY, EVERETT G III &			7	531,178	1000	57,430	6,386.00										
2018	2018-660095186	NEWBRY, EVERETT G III &			7	532,330	1000	57,556	6,193.00										
2017	2017-660095186	NEWBRY, EVERETT G III &			7	527,984	1000	57,078	6,198.00										
2016	2016-660095186	NEWBRY, EVERETT G III &			7	514,848	1000	55,606	6,043.00										
2015	2015-660095186	NEWBRY, EVERETT G III &			7	499,608	1000	53,957	5,902.00										
2014	2014-660095186	NEWBRY, EVERETT G III &			7	4,932	0	543	60.00										
2013	2013-660095186	C.A.B.O. DEVELOPMENT COMPANY LLC			7	4,932	0	543	59.00										



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9437 Topography Street Access Utilities Amenities LOT TYPE 0 GATED 0 Method Square-Foot Base Lot Value 41,109.00 x 4.29 = 176,551 Factor Value Adjustments 1.1045 Lot Value 195,001		

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	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	2,606 / 3,623
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,606
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



\\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	711,215	196.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	710,300 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.77	Total Misc Impr	+	26,929	
Roofing Adj	+ 4.70	Garage Cost	+	44,418	
Subfloor Adj	+ -3.28	Total RCN	=	579,038	
Heat/Cool Adj	+ 18.45	Depreciation (9%)	-	52,113	
Plumbing Adj	+ 9.49	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	526,925	
Adj Base Cost	= 140.13	Lot Value	+	195,001	
Total Area	x 3,623	Indicated Value	=	721,926	
Adjusted Cost	= 507,691	Value Per SqFt		199.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	526,925		
Lot Value	195,001		
Indicated Value	721,926	199.26	Per SqFt
Agland Value			
Site Improvements	12,922		
Total Value	734,848	202.83	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	8,198.48		16,397
SHLT	STORM SHELTER -UG GARAGE	0		1	2015	1	0.00	
PRCH	SLAB PORCH - COVERED	122273	186		186	36.38		6,767
PATO	SLAB PORCH - OPEN	122272	21x6		126	15.72		1,981
PRCH	SLAB PORCH - COVERED	122274	48		48	37.17		1,784



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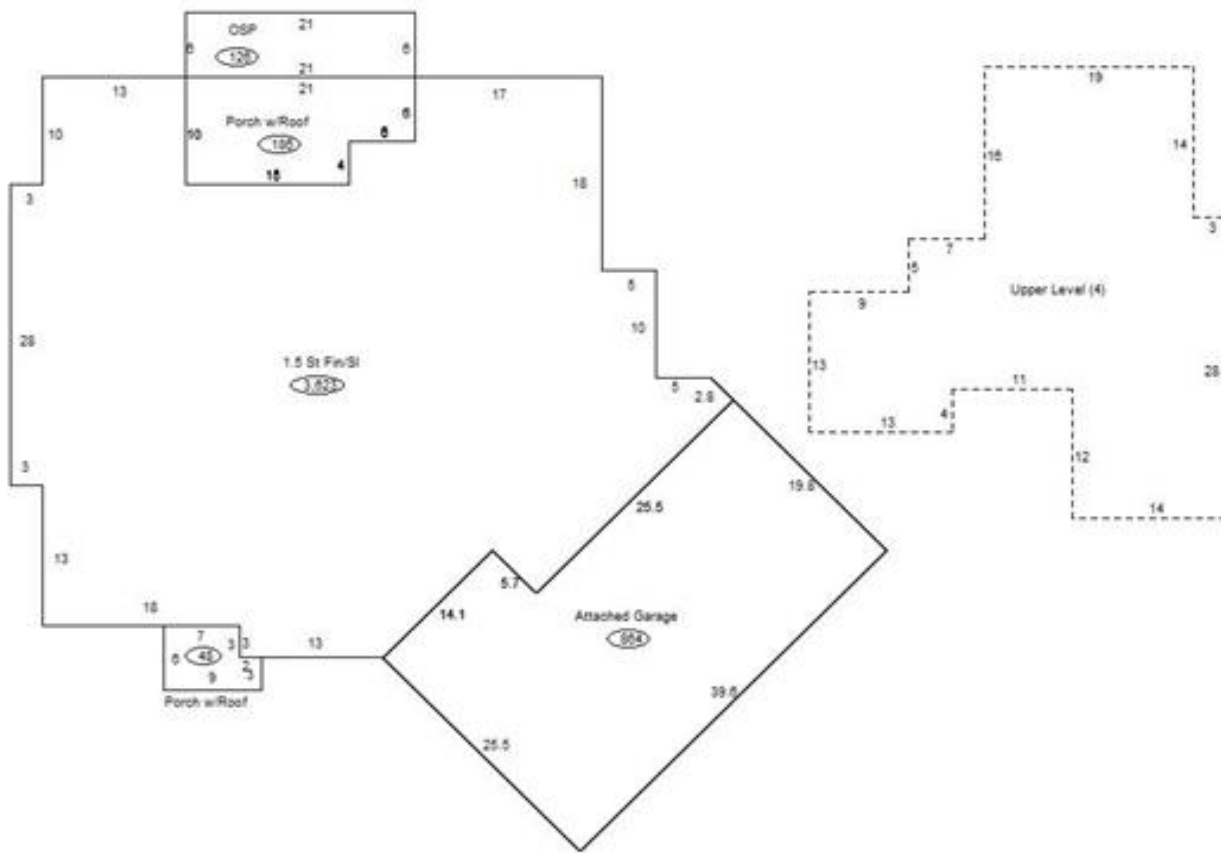
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	186	1.000	186
2	M	PATO		13	Open Slab	126	1.000	126
3	M	PRCH		13	SLBC	48	1.000	48
4	R	5	Slab	13	1.5 St Fin/Sl	2,606	1.390	3,623
5	U	^UL		13	Upper Level (4)	1,017	1.000	1,017
6	G	1		13	Attached Garage	864	1.000	864
Total Building Area						2,606		3,623



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (8,350.00 x 1)		8,350	8,350	835	7,515
	FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (6,008.48 x 1)		6,008	6,008	601	5,407