



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:28:01
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Assessment Data					Primary Image																																																																																																																				
Account 660095187 Parcel ID 000000-00-0-00336-001-0005 Cadastral ID 36-21-14-02850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 315900 TORREY, DAVID P & PEGGY K CO TRUSTEES 6680 N WILDERNESS TRL OWASSO OK 74055-0000 Parcel Location Situs 06680 N WILDERNESS TRL Subdivision GREYSTONE V AT STONE CANYON Lot/Block 0005 / 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: 36.25095404 -95.77167412																																																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0677	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	46,510.00 x 4.06 = 188,973	
Factor Value		
Adjustments	1.0000	
Lot Value	188,973	



\\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% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,958 / 3,958
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,958
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,024 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	700,635	177.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	909,820 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.97	Total Misc Impr	+ 34,346
Roofing Adj	+ 5.80	Garage Cost	+ 49,572
Subfloor Adj	+ -4.26	Total RCN	= 643,579
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 51,486
Plumbing Adj	+ 10.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 592,093
Adj Base Cost	= 141.40	Lot Value	+ 188,973
Total Area	x 3,958	Indicated Value	= 781,066
Adjusted Cost	= 559,661	Value Per SqFt	197.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	592,093		
Lot Value	188,973		
Indicated Value	781,066	197.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	781,066	197.34	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
PRCH	SLAB PORCH - COVERED	123482	8x5		40	36.54		1,462
PRCH	SLAB PORCH - COVERED	123484	18x10		180	35.80		6,444
PRCH	SLAB PORCH - COVERED	123485	14x10		140	36.05		5,047
PATO	SLAB PORCH - OPEN	123486	336		336	11.63		3,908
PRCH	SLAB PORCH - COVERED	123487	8x7		56	36.48		2,043



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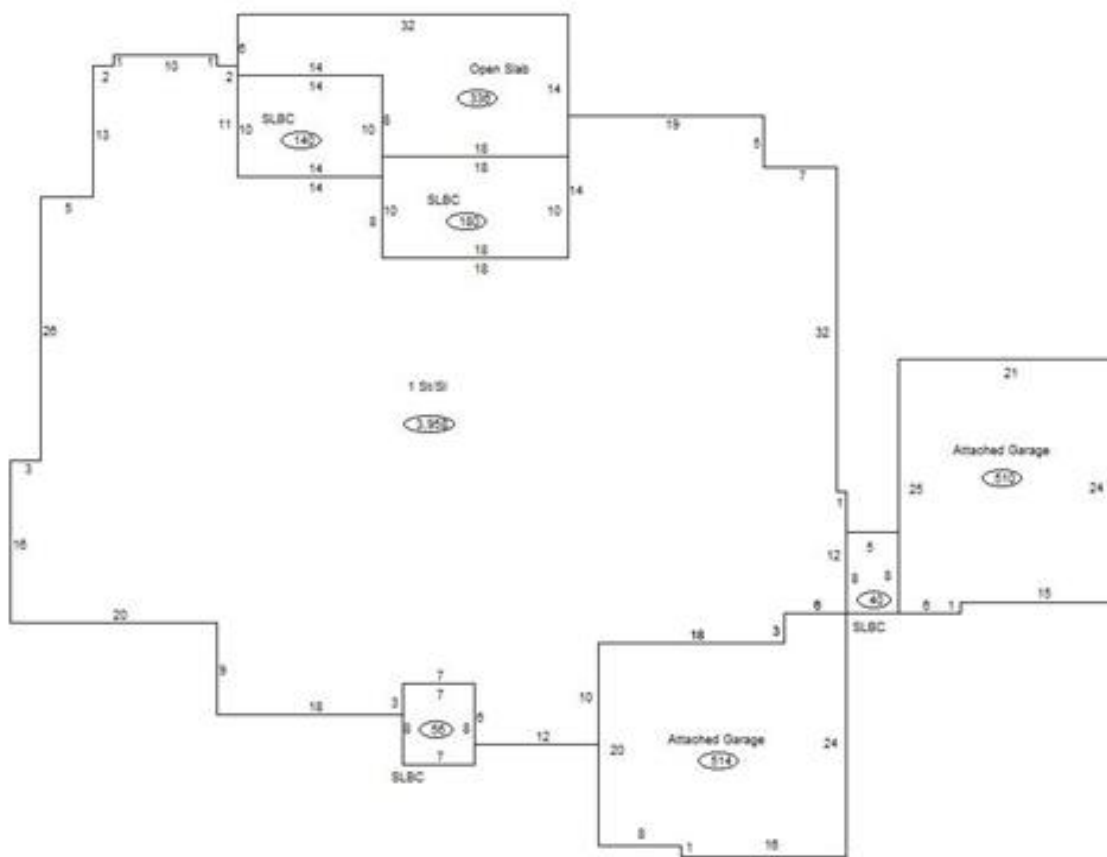
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Sketch Image

660095187



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,958	1.000	3,958
2	G	1		13	Attached Garage	514	1.000	514
3	M	PRCH		13	SLBC	40	1.000	40
4	G	1		13	Attached Garage	510	1.000	510
5	M	PRCH		13	SLBC	180	1.000	180
6	M	PRCH		13	SLBC	140	1.000	140
7	M	PATO		13	Open Slab	336	1.000	336
8	M	PRCH		13	SLBC	56	1.000	56
Total Building Area						3,958		3,958