



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660095189 Parcel ID 000000-00-0-00336-001-0007 Cadastral ID 36-21-14-02870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333252 THROWER, CHRISTOPHER & SARAH 6648 N WILDERNESS TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06648 N WILDERNESS TRL Subdivision GREYSTONE V AT STONE CANYON Lot/Block 0007 / 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: 36.25047854 -95.77079253 GREYSTONE V AT STONE CANYON LOT 7 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	0.8711							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE	0						
	GATED	0						
Method	Square-Foot							
Base Lot Value	37,944.00 x 4.35 = 165,056			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022				
Factor Value				GRM Approach				
Adjustments	1.1208			GRM Code				
Lot Value	184,995			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	5 - Very Good			MRA Code AO3 Residential				
Quality	4 - Good			Adusted R 0.8747				
Architecture	R1 Res Nbhd 1			Indicated Value 615,265 181.76 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,704 / 3,385			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 828,770 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,704			Selected Approach Cost Approach				
Fixture/RghIn	16 /			Improvements 434,545				
Bed/F/H Bath	4 / 3.5 /			Lot Value 184,995				
Basement Area				Indicated Value 619,540 183.03 Per SqFt				
Garage Type	683 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 55,468				
Year/Eff Age	2013 / 10			Total Value 675,008 199.41 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	100.34	Total Misc Impr	+ 24,617					
Roofing Adj	+ 4.59	Garage Cost	+ 31,261					
Subfloor Adj	+ -3.57	Total RCN	= 482,828					
Heat/Cool Adj	+ 16.31	Depreciation (10%)	- 48,283					
Plumbing Adj	+ 8.46	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 434,545					
Adj Base Cost	= 126.13	Lot Value	+ 184,995					
Total Area	x 3,385	Indicated Value	= 619,540					
Adjusted Cost	= 426,950	Value Per SqFt	183.03					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	117718		231	231	32.16		7,429
PRCH	SLAB PORCH - COVERED	117719		82	82	32.93		2,700



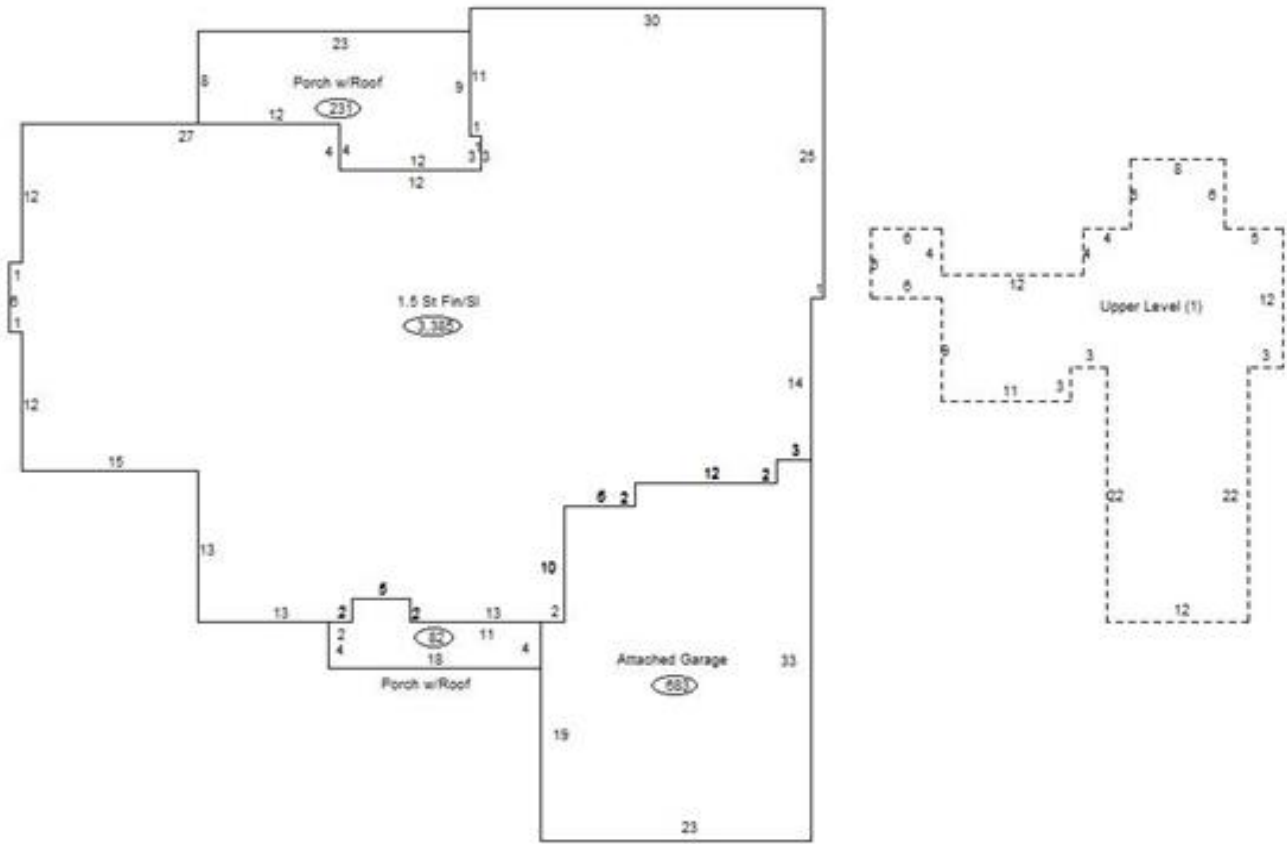
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Sketch Image

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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/SI	2,704	1.252	3,385
2	U	^UL		13	Upper Level (1)	681	1.000	681
3	G	1		13	Attached Garage	683	1.000	683
4	M	PRCH		13	SLBC	231	1.000	231
5	M	PRCH		13	SLBC	82	1.000	82
Total Building Area						2,704		3,385



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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 2021	Eff Age	3	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500
	GRDT	GARAGE - DETACHED	32x24x0			768
	Qual 4	Cond 4	Year 2020	Eff Age	4	
	Valuation Summary Base Cost (37.96 x 768) 29,153		Modifier Total	RCN 29,153	Depr (7% Phys/ % Func) 2,041	RCNLD 27,112
	LNT0	LEAN TO - ATTACHED	32x10x0			320
	Qual 4	Cond 4	Year 2020	Eff Age	4	
	Valuation Summary Base Cost (11.90 x 320) 3,808		Modifier Total	RCN 3,808	Depr (25% Phys/ % Func) 952	RCNLD 2,856