




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:25
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Assessment Data					Primary Image																																																																																																												
Account 660095800 Parcel ID 000000-00-0-00067-002-0006 Cadastral ID 01-20-14-01120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342105 BLOCK, FRED & ELLEN 6053 N GRAY HAWK RD OWASSO OK 74055-0000 Parcel Location Situs 06053 N GREY HAWK RD Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\ROB STUFF\2023-7-10\IMG_0021.JPG 7/10/2023</p>																																																																																																												
Legal Description Lat/Long: 36.24053286 -95.77777888 BLUFFS II AT STONE CANYON BLOCK 2 LOT 6																																																																																																																	
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Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8228		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	35,841.00 x 7.00 = 250,887		
Factor Value			
Adjustments	1.8076		
Lot Value	453,503		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,611 / 4,513
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,611
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	890 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	835,580		
Lot Value	453,503		
Indicated Value	1,289,083	285.64	Per SqFt
Agland Value			
Site Improvements	6,565		
Total Value	1,295,648	287.09	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.56	Total Misc Impr	+	61,845
Roofing Adj	+ 5.45	Garage Cost	+	72,838
Subfloor Adj	+ -5.15	Total RCN	=	749,354
Heat/Cool Adj	+ 20.10	Depreciation (1%)	-	7,494
Plumbing Adj	+ 9.24	Lump Sums	+	93,720
Basement Adj	+ 0.00	RCNLD	=	835,580
Adj Base Cost	= 136.20	Lot Value	+	453,503
Total Area	x 4,513	Indicated Value	=	1,289,083
Adjusted Cost	= 614,671	Value Per SqFt		285.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit	0		1	1	7,704.33		7,704
GENR	Generator - Residential Standby	0		1	1	5,026.00		5,026
PRCH	Slab Porch - Covered	157626	611		611	42.88		26,200
PRCH	Porch	157627	20x5		100	45.55		4,555
PATO	Patio - Open	157628	6x5		30	17.04		511
PRCH	Porch	157629	6x5		30	45.90		1,377
PATO	Patio - Open	157631	290		290	13.42		3,892
PRCH	Porch	157632	10x8		80	45.65		3,652
GRDT	Garage - Detached	176580	44x40		1,760	53.25		93,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Porch	14x20x8	Concrete	Composition Shingle	280
	Qual	3	Cond 3	Year 2024	Eff Age 2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.05 x 280)	7,294		7,294	729
				6,565