



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:27
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095801 Parcel ID 000000-00-0-00067-003-0001 Cadastral ID 01-20-14-01130 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 326677 LEEDY, BRIAN AUSTIN & SARAH ELIZABETH 6052 N GREY HAWK RD OWASSO OK 74055-0000 Parcel Location Situs 06052 N GREY HAWK RD Subdivision BLUFFS AT STONE CANYON PHASE II (THE) Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.24061149 -95.77845387										Building Permits																																																																																																							
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Date 04/18/2026
Time 08:35:28
Page 2

Lot Data		Square-Foot - NBHD 1918 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6642		
Topography			
Street Access			
Utilities			
Amenities	GATE/BLUFFS		0
			0
Method	Square-Foot		
Base Lot Value	28,932.00 x 7.00 = 202,524		
Factor Value			
Adjustments	1.0000		
Lot Value	202,524		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-26\IMG_008 7/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,571 / 5,529
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,571
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,104 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	995,233	180.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,305,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.74	Total Misc Impr	+ 63,463
Roofing Adj	+ 4.76	Garage Cost	+ 111,714
Subfloor Adj	+ -5.54	Total RCN	= 970,081
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 19,402
Plumbing Adj	+ 6.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 950,679
Adj Base Cost	= 143.77	Lot Value	+ 202,524
Total Area	x 5,529	Indicated Value	= 1,153,203
Adjusted Cost	= 794,904	Value Per SqFt	208.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	950,679		
Lot Value	202,524		
Indicated Value	1,153,203	208.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,153,203	208.57	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	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	145438	24x10		240	45.53		10,927
PRCH	SLAB PORCH - COVERED	145440	217		217	45.75		9,928
PRCH	SLAB PORCH - COVERED	145441	580		580	43.90		25,462
PATO	SLAB PORCH - OPEN	145442	11x10		110	17.87		1,966
PATO	SLAB PORCH - OPEN	145443	409		409	13.50		5,522



Rogers

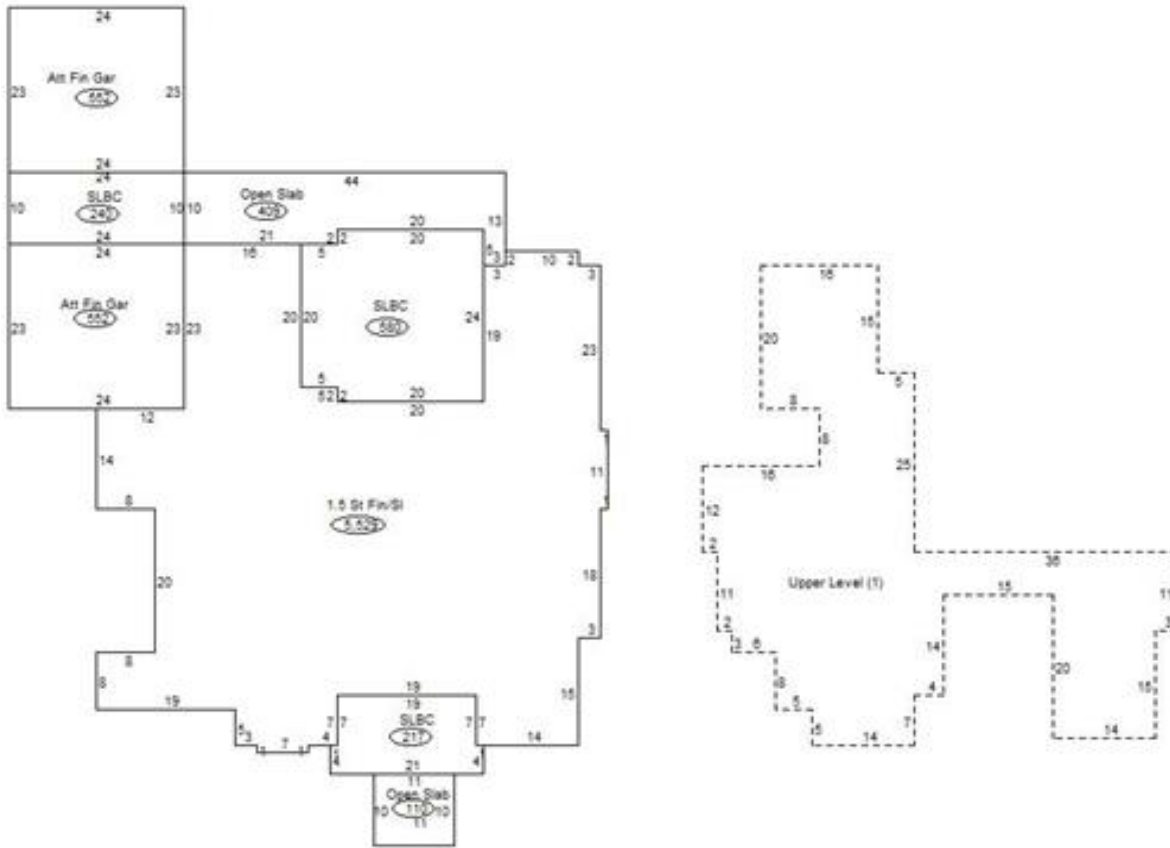
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 Time 08:35:28
 Page 3

Sketch Image

660095801



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,571	1.548	5,529
2	U	^UL		20	Upper Level (1)	1,958	1.000	1,958
3	G	5		20	Att Fin Gar	552	1.000	552
4	M	PRCH		20	SLBC	240	1.000	240
5	G	5		20	Att Fin Gar	552	1.000	552
6	M	PRCH		20	SLBC	217	1.000	217
7	M	PRCH		20	SLBC	580	1.000	580
8	M	PATO		20	Open Slab	110	1.000	110
9	M	PATO		20	Open Slab	409	1.000	409
Total Building Area						3,571		5,529