




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:54:46
Page 1

Assessment Data					Primary Image																																																																																												
Account 660097278 Parcel ID 000000-00-0-00377-001-0008 Cadastral ID 01-20-14-02080 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315223 WATKINS, RICHARD L & CHRISTINA M 6424 N INDIGO TRL OWASSO OK 74055-0000 Parcel Location Situs 06424 N INDIGO TRL Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_002! 7/21/2021</p>																																																																																												
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Page 2

Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	41,359.00 x 4.28 = 177,126	
Factor Value		
Adjustments	1.0727	
Lot Value	190,000	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,206 / 4,625
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,206
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,033 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	843,732	182.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	936,850		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	683,705		
Lot Value	190,000		
Indicated Value	873,705	188.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	873,705	188.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.05	Total Misc Impr	+	32,560			
Roofing Adj	+ 4.39	Garage Cost	+	66,546			
Subfloor Adj	+ -2.99	Total RCN	=	719,689			
Heat/Cool Adj	+ 18.45	Depreciation (5%)	-	35,984			
Plumbing Adj	+ 8.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	683,705			
Adj Base Cost	= 134.18	Lot Value	+	190,000			
Total Area	x 4,625	Indicated Value	=	873,705			
Adjusted Cost	= 620,583	Value Per SqFt		188.91			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2016	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	Porch	127762	21x17		357	35.73		12,756
PATO	Patio - Open	127763	17x13		221	14.26		3,151
PRCH	SLAB PORCH - COVERED	127764	6x3		18	37.28		671
PRCH	Porch	127765	9x6		54	37.15		2,006



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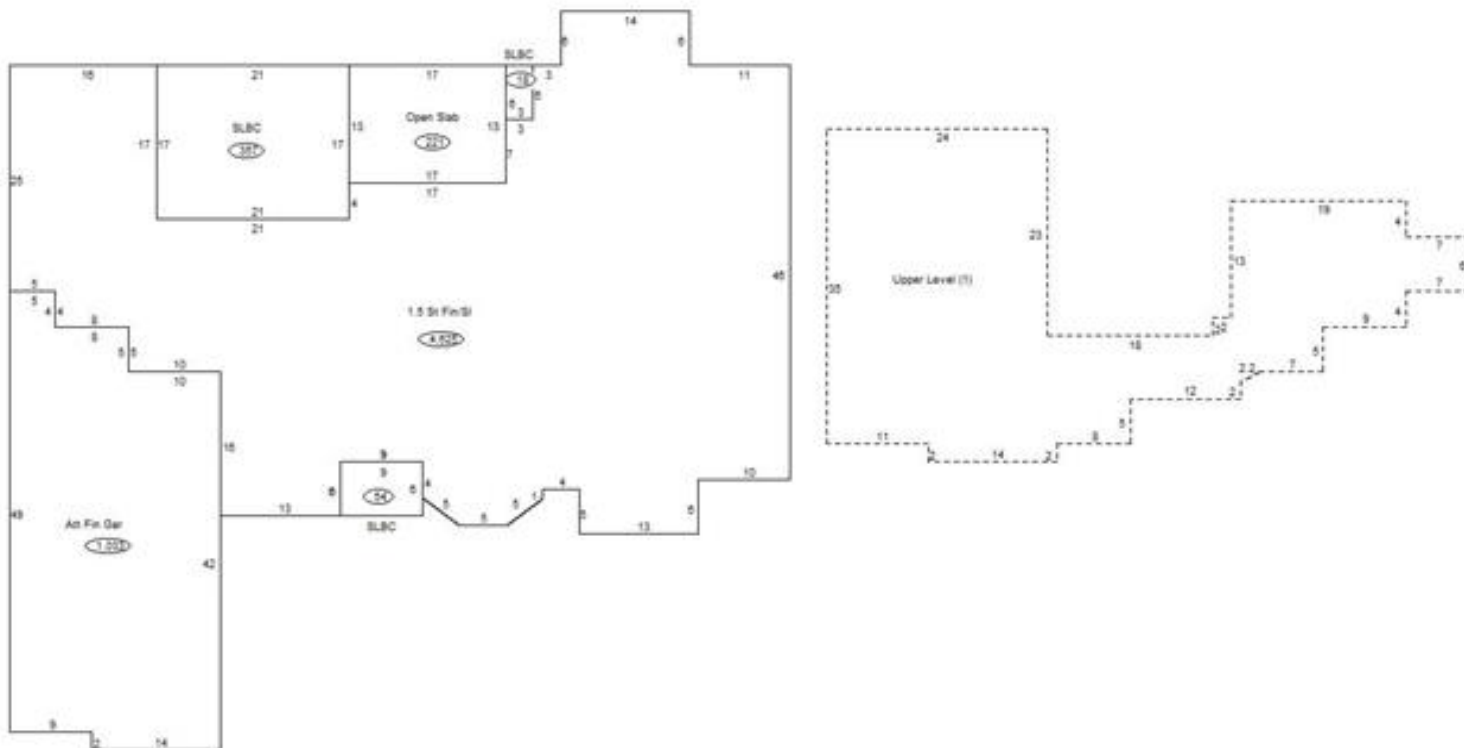
Date 04/18/2026

Time 08:54:46

Page 3

Sketch Image

660097278



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	3,206	1.443	4,625
2	U	^UL		13	Upper Level (1)	1,419	1.000	1,419
3	G	5		13	Att Fin Gar	1,033	1.000	1,033
4	M	PRCH		13	SLBC	357	1.000	357
5	M	PATO		13	Open Slab	221	1.000	221
6	M	PRCH		13	SLBC	18	1.000	18
7	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						3,206		4,625