



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:54:48  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660097279 <b>Parcel ID</b> 000000-00-0-00377-001-0009 <b>Cadastral ID</b> 01-20-14-02090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 333990 WYNN, DAVID P & TERESA L  6444 N INDIGO TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06444 N INDIGO TRL <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0009 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_003! 7/21/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24752616 -95.77553580 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 9																																																																																																	
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Date 04/18/2026  
 Time 08:54:48  
 Page 2

Lot Data		Square-Foot - NBHD 1041 #1
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	50,230.00 x 3.93 = 197,529	
Factor Value		
Adjustments	1.0000	
Lot Value	197,529	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG\_003! 7/21/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,691 / 3,691
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,691
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	959 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	755,722	204.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	750,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.63	Total Misc Impr	+ 41,121
Roofing Adj	+ 6.23	Garage Cost	+ 61,779
Subfloor Adj	+ -4.30	Total RCN	= 648,430
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 32,422
Plumbing Adj	+ 8.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 616,008
Adj Base Cost	= 147.80	Lot Value	+ 197,529
Total Area	x 3,691	Indicated Value	= 813,537
Adjusted Cost	= 545,530	Value Per SqFt	220.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	616,008		
Lot Value	197,529		
Indicated Value	813,537	220.41	Per SqFt
Agland Value			
Site Improvements	27,354		
Total Value	840,891	227.82	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	129769	396		396	35.59		14,094
PRCH	SLAB PORCH - COVERED	129771	86		86	37.04		3,185
PRCH	SLAB PORCH - COVERED	129772	9x5		45	37.18		1,673
PRCH	SLAB PORCH - COVERED	129773	18x18		324	35.85		11,615
PATO	SLAB PORCH - OPEN	129774	14x7		98	16.05		1,573
PRCH	SLAB PORCH - COVERED	129775	7x3		21	37.27		783



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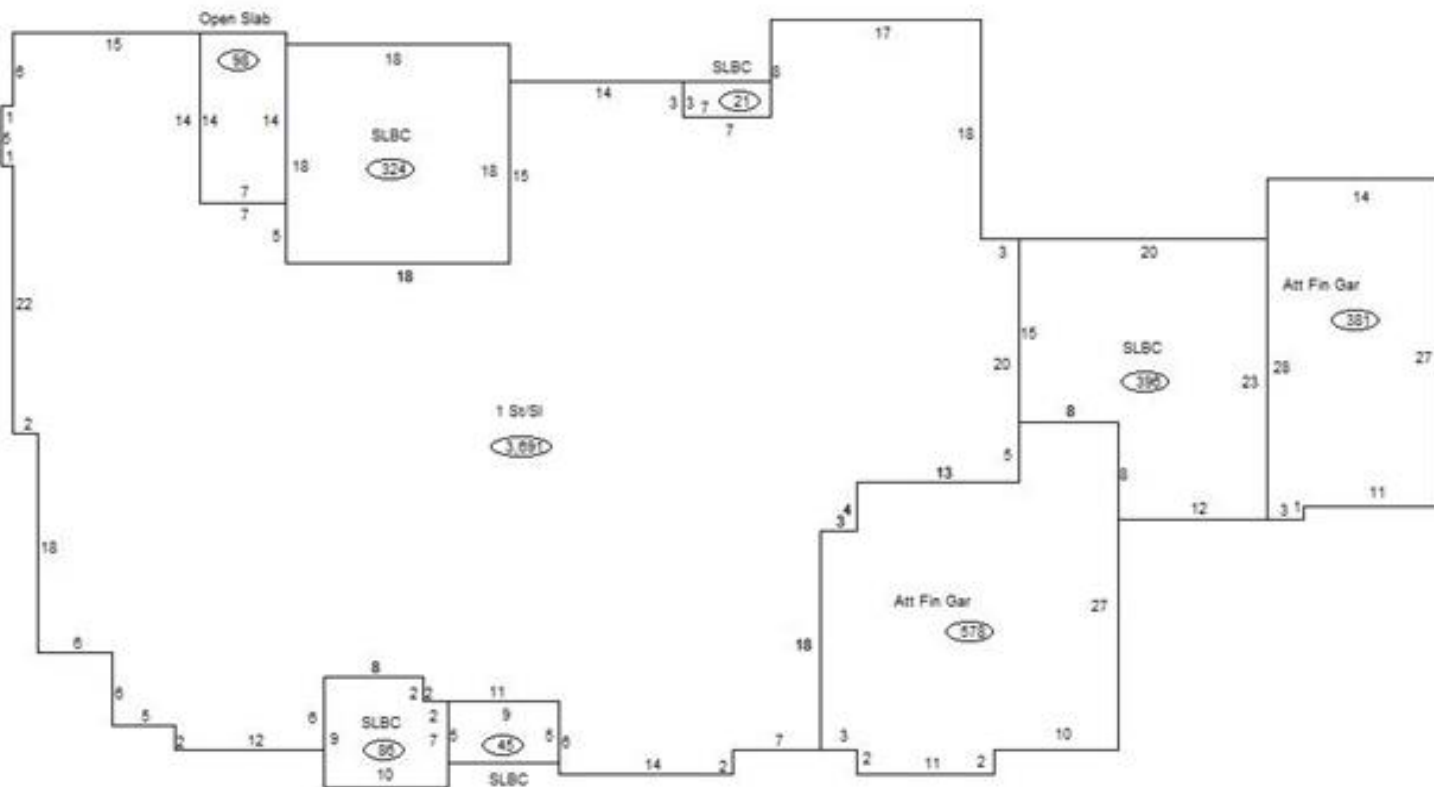
Date 04/18/2026

Time 08:54:48

Page 3

### Sketch Image

660097279



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,691	1.000	3,691
2	G	5		13	Att Fin Gar	578	1.000	578
3	M	PRCH		13	SLBC	396	1.000	396
4	G	5		13	Att Fin Gar	381	1.000	381
5	M	PRCH		13	SLBC	86	1.000	86
6	M	PRCH		13	SLBC	45	1.000	45
7	M	PRCH		13	SLBC	324	1.000	324
8	M	PATO		13	Open Slab	98	1.000	98
9	M	PRCH		13	SLBC	21	1.000	21
<b>Total Building Area</b>						<b>3,691</b>		<b>3,691</b>



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 Page 4

660097279

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		540
	Qual	5	Cond 5	Year 2017	Eff Age 4	
	<b>Valuation Summary</b> Base Cost (59.98 x 540) 32,389		<b>Modifier Total</b>	<b>RCN</b> 32,389	<b>Depr (21% Phys/ % Func)</b> 6,802	<b>RCNLD</b> 25,587
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b> Base Cost (3,100.00 x 1) 3,100		<b>Modifier Total</b>	<b>RCN</b> 3,100	<b>Depr (43% Phys/ % Func)</b> 1,333	<b>RCNLD</b> 1,767