




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:54:50
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Assessment Data					Primary Image																																																																																												
Account 660097280 Parcel ID 000000-00-0-00377-001-0010 Cadastral ID 01-20-14-02100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 324027 MICHAELSEN, SOREN & NATALIE 6463 N INDIGO TRL OWASSO OK 74055-0000 Parcel Location Situs 06463 N INDIGO TRL Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0010 / 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_004; 7/21/2021</p>																																																																																												
Legal Description Lat/Long: 36.24778014 -95.77502934 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 10																																																																																																	
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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	56,092.00 x 3.76 = 211,012	
Factor Value		
Adjustments	1.1597	
Lot Value	244,720	

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	30% Veneer, Stone 70% Frame, Stucco
Base/Total Area	3,735 / 6,076
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,735
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,505 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4



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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	1,081,875	178.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,107,940 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	891,916		
Lot Value	244,720		
Indicated Value	1,136,636	187.07	Per SqFt
Agland Value			
Site Improvements	39,744		
Total Value	1,176,380	193.61	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.84	Total Misc Impr	+ 43,827				
Roofing Adj	+ 3.83	Garage Cost	+ 96,952				
Subfloor Adj	+ -2.64	Total RCN	= 929,079				
Heat/Cool Adj	+ 18.45	Depreciation (4%)	- 37,163				
Plumbing Adj	+ 7.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 891,916				
Adj Base Cost	= 129.74	Lot Value	+ 244,720				
Total Area	x 6,076	Indicated Value	= 1,136,636				
Adjusted Cost	= 788,300	Value Per SqFt	187.07				

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	2018	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	2021	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	139344	22x10		220	36.21		7,966
PRCH	SLAB PORCH - COVERED	139345	22x10		220	36.21		7,966
PRCH	Porch	139346	8x5		40	37.20		1,488
PATO	Patio - Open	139348	13x10		130	15.66		2,036
PRCH	Porch	139349	17x17		289	35.97		10,395



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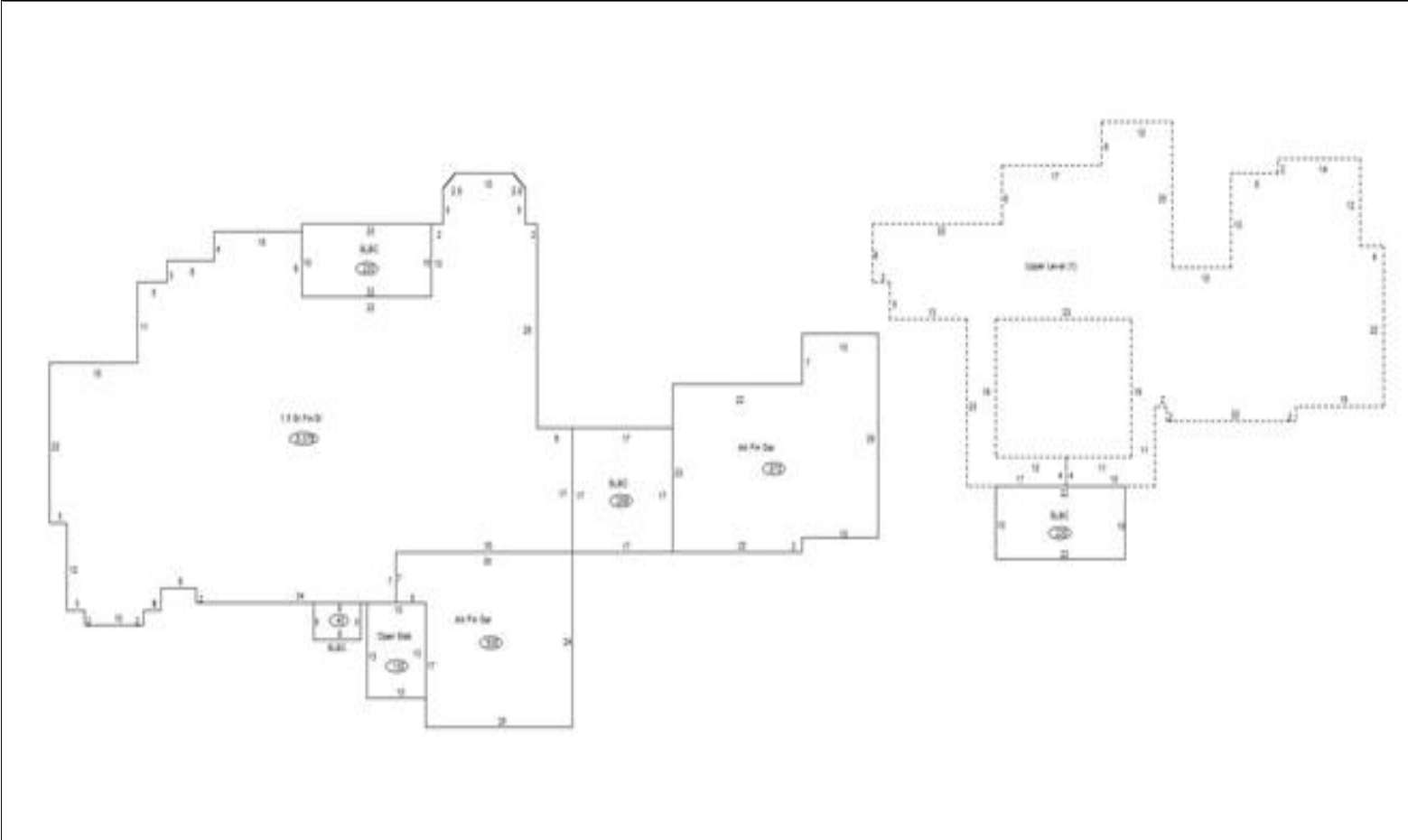
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Sketch Image

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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/Sl	3,735	1.627	6,076
2	U	^UL		13	Upper Level (1)	2,341	1.000	2,341
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PRCH		13	SLBC	40	1.000	40
6	G	5		13	Att Fin Gar	635	1.000	635
7	M	PATO		13	Open Slab	130	1.000	130
8	M	PRCH		13	SLBC	289	1.000	289
9	G	5		13	Att Fin Gar	870	1.000	870
Total Building Area						3,735		6,076



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	20x16x0	Concrete		320
	Qual 4	Cond 4	Year 2021	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (11.05 x 320)	3,536		3,536	530	3,006



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		606
Qual 6	Cond 6	Year 2018	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (67.36 x 606)	40,820		40,820	4,082	36,738