



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:54:53
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Assessment Data					Primary Image																																																																																												
Account 660097282 Parcel ID 000000-00-0-00377-001-0012 Cadastral ID 01-20-14-02120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315591 WILKINS, JAMES R JR & DEBRA M-TRUSTEES WILKINS FAMILY TRUST 6423 N WILDWOOD LN OWASSO OK 74055-0000																																																																																																	
Parcel Location Situs 06423 N WILDWOOD LN Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.24690771 -95.77427317 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 12					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>WP 2015 10 6 R17-NEW POOL WITH HEAT</td> <td></td> <td>10/2015</td> <td>04/2016</td> <td></td> </tr> <tr> <td>R2015 07 15 R17-NEW 3640 SQ FT SFR</td> <td></td> <td>07/2015</td> <td>04/2016</td> <td>461,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2015 10 6 R17-NEW POOL WITH HEAT		10/2015	04/2016		R2015 07 15 R17-NEW 3640 SQ FT SFR		07/2015	04/2016	461,000																																																																									
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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	40,494.00 x 4.32 = 175,136	
Factor Value		
Adjustments	1.0000	
Lot Value	175,136	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG_005I 7/21/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,057 / 3,960
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,057
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,061 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	737,426	186.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	928,220		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	602,959		
Lot Value	175,136		
Indicated Value	778,095	196.49	Per SqFt
Agland Value			
Site Improvements	29,990		
Total Value	808,085	204.06	Total Value Per SqFt

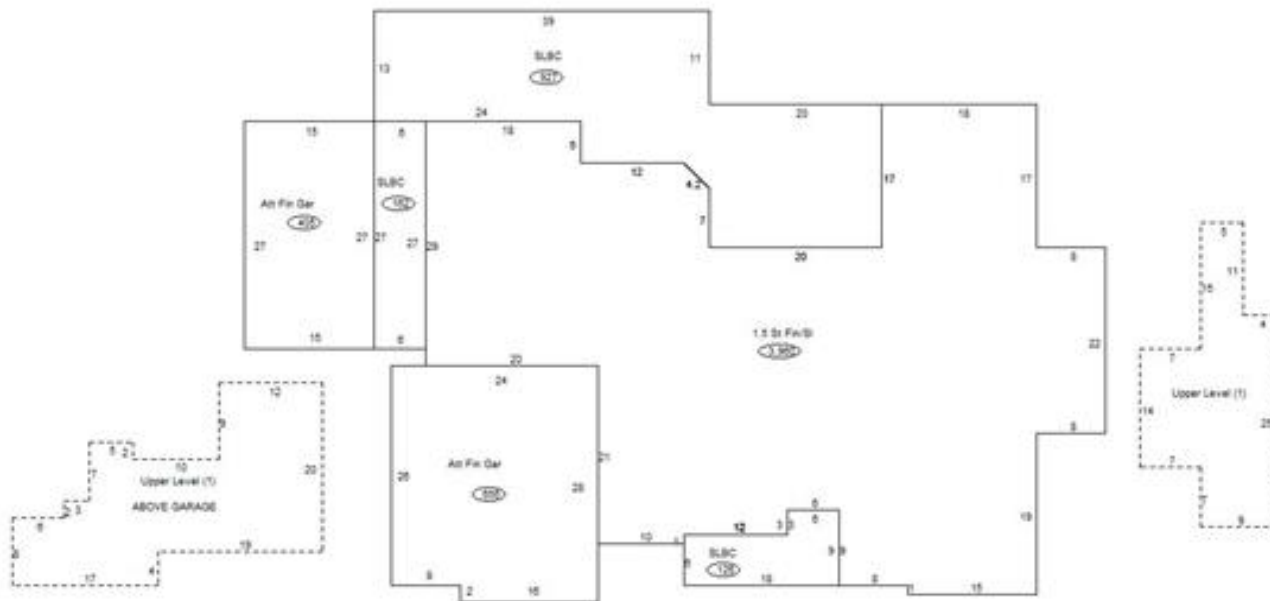
Cost Approach				Manual : 01/2025			
Base Cost	104.87	Total Misc Impr	+	48,831			
Roofing Adj	+ 4.63	Garage Cost	+	64,371			
Subfloor Adj	+ -3.36	Total RCN	=	634,694			
Heat/Cool Adj	+ 17.38	Depreciation (5%)	-	31,735			
Plumbing Adj	+ 8.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	602,959			
Adj Base Cost	= 131.69	Lot Value	+	175,136			
Total Area	x 3,960	Indicated Value	=	778,095			
Adjusted Cost	= 521,492	Value Per SqFt		196.49			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	129793		927	927	33.16		30,739
PRCH	SLAB PORCH - COVERED	129794	27x6		162	35.91		5,817
PRCH	SLAB PORCH - COVERED	129797	126		126	36.14		4,554



Sketch Image

660097282



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	3,057	1.295	3,960
2	U	^UL		13	Upper Level (1)	525	1.000	525
3	U	^UL		13	Upper Level (1)	378	1.000	378
4	N	0		13	ABOVE GARAGE		0.000	
5	M	PRCH		13	SLBC	927	1.000	927
6	M	PRCH		13	SLBC	162	1.000	162
7	G	5		13	Att Fin Gar	405	1.000	405
8	G	5		13	Att Fin Gar	656	1.000	656
9	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						3,057		3,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		481	
	Qual	6	Cond 6	Year 2016	Eff Age 3		
				0			
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (69.03 x 481)		33,203		33,203	4,980	28,223
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (3,100.00 x 1)		3,100		3,100	1,333