



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:54:57  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660097284 <b>Parcel ID</b> 000000-00-0-00377-001-0014 <b>Cadastral ID</b> 01-20-14-02140 <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> 315354 GHOLSON, RYAN D & NICOLE J  6371 N WILDWOOD LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06371 N WILDWOOD LN <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE I <b>Lot/Block</b> 0014 / 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_0061 7/21/2021</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.24597287 -95.77422766 HIGHLAND POINTE I AT STONE CANYON BLOCK 1 LOT 14																																																																																																	
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 Time 08:54:57  
 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	35,329.00 x 4.35 = 153,681	
Factor Value		
Adjustments	1.0000	
Lot Value	153,681	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-21\IMG\_006I 7/21/2021

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	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	3,056 / 4,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,056
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	878 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	818,264	185.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	934,800		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.96	Total Misc Impr	+ 31,802
Roofing Adj	+ 4.41	Garage Cost	+ 56,561
Subfloor Adj	+ -3.02	Total RCN	= 677,718
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 33,886
Plumbing Adj	+ 7.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 643,832
Adj Base Cost	= 133.58	Lot Value	+ 153,681
Total Area	x 4,412	Indicated Value	= 797,513
Adjusted Cost	= 589,355	Value Per SqFt	180.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	643,832		
Lot Value	153,681		
Indicated Value	797,513	180.76	Per SqFt
Agland Value			
Site Improvements	35,028		
Total Value	832,541	188.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	129384	20x13		260	36.07		9,378
PRCH	SLAB PORCH - COVERED	129385	14x13		182	36.41		6,627
PRCH	Porch	129386	7x7		49	37.17		1,821



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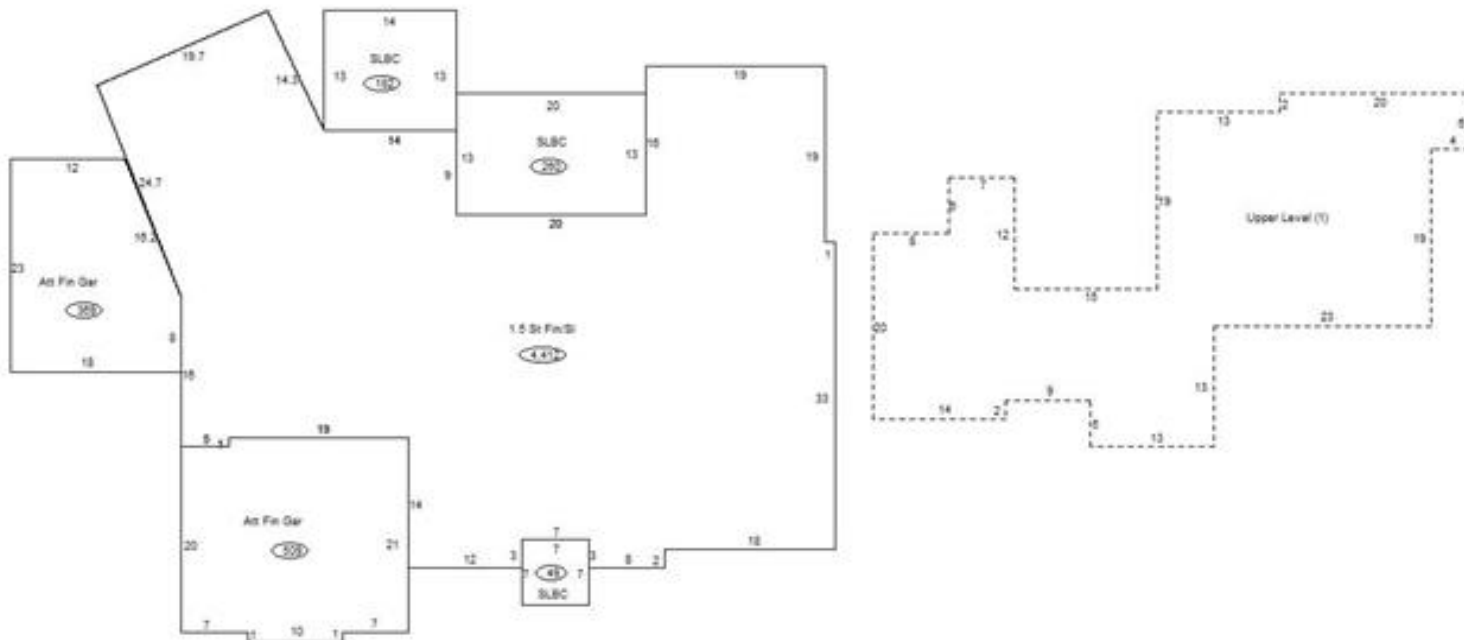
Date 04/18/2026

Time 08:54:57

Page 3

### Sketch Image

660097284



### 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	3,056	1.444	4,412
2	G	5		13	Att Fin Gar	369	1.000	369
3	U	^UL		13	Upper Level (1)	1,356	1.000	1,356
4	G	5		13	Att Fin Gar	509	1.000	509
5	M	PRCH		13	SLBC	260	1.000	260
6	M	PRCH		13	SLBC	182	1.000	182
7	M	PRCH		13	SLBC	49	1.000	49
<b>Total Building Area</b>						<b>3,056</b>		<b>4,412</b>



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Date 04/18/2026  
 Time 08:54:58  
 Page 4

660097284

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		642	
	Qual	5	Cond 5	Year 2016	Eff Age 5		
				0			
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (58.20 x 642)		37,364		37,364	10,088	27,276
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	4	Cond 4	Year 2016	Eff Age 6		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4,820.00 x 1)		4,820		4,820	1,783
	RPH	Res. Pool House	13x13x8	Concrete		169	
	Qual	4	Cond 4	Year 2016	Eff Age 6		
	<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.00 x 169)		5,070		5,070	355