



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:54:59
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Assessment Data					Primary Image																																																																																												
Account 660097285 Parcel ID 000000-00-0-00377-001-0015 Cadastral ID 01-20-14-02150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344307 JACOBS, KEVIN FRANCIS & DONELLA JOAN 6351 N WILDWOOD LN OWASSO OK 74055-0000 Parcel Location Situs 06351 N WILDWOOD LN Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0015 / 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: 36.24558331 -95.77430112																																																																																																	
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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	33,648.00 x 4.35 = 146,369		
Factor Value			
Adjustments	1.0530		
Lot Value	154,127		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	5,118 / 5,118
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,118
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,120 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	824,691 161.14 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	872,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	742,848
Lot Value	154,127
Indicated Value	896,975 175.26 Per SqFt
Agland Value	
Site Improvements	
Total Value	896,975 175.26 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.63	Total Misc Impr	+	36,979
Roofing Adj	+ 5.64	Garage Cost	+	67,950
Subfloor Adj	+ -4.01	Total RCN	=	773,800
Heat/Cool Adj	+ 17.38	Depreciation (4%)	-	30,952
Plumbing Adj	+ 7.05	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	742,848
Adj Base Cost	= 130.69	Lot Value	+	154,127
Total Area	x 5,118	Indicated Value	=	896,975
Adjusted Cost	= 668,871	Value Per SqFt		175.26

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	139649	10x6		60	36.46		2,188
PATO	SLAB PORCH - OPEN	139650	10x3		30	15.22		457
PATO	SLAB PORCH - OPEN	139651	345		345	11.60		4,002
PATO	SLAB PORCH - OPEN	139652	8x5		40	15.22		609
PRCH	SLAB PORCH - COVERED	139654	11x4		44	36.52		1,607
PRCH	SLAB PORCH - COVERED	139655	16x4		64	36.44		2,332
PATO	SLAB PORCH - OPEN	139656	16x8		128	14.88		1,905
PRCH	SLAB PORCH - COVERED	139657	368		368	34.97		12,869
PATO	SLAB PORCH - OPEN	139658	20x13		260	12.65		3,289



Rogers

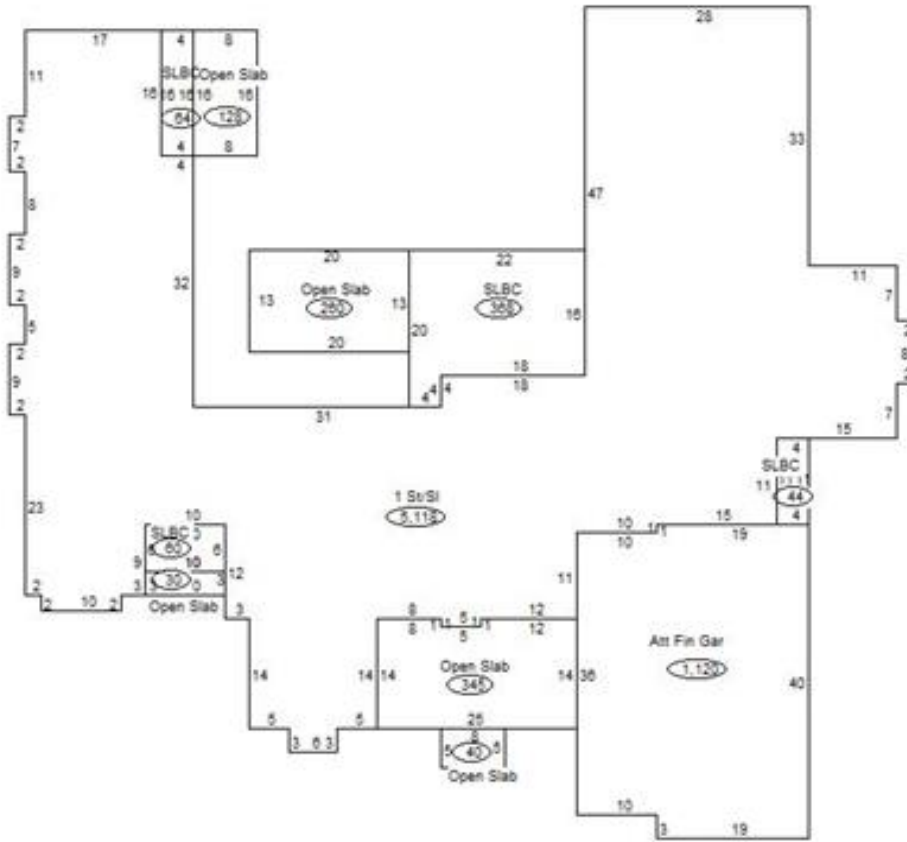
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Sketch Image

660097285



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	5,118	1.000	5,118
2	M	PRCH		20	SLBC	60	1.000	60
3	M	PATO		20	Open Slab	30	1.000	30
4	M	PATO		20	Open Slab	345	1.000	345
5	M	PATO		20	Open Slab	40	1.000	40
6	G	5		20	Att Fin Gar	1,120	1.000	1,120
7	M	PRCH		20	SLBC	44	1.000	44
8	M	PRCH		20	SLBC	64	1.000	64
9	M	PATO		20	Open Slab	128	1.000	128
10	M	PRCH		20	SLBC	368	1.000	368
11	M	PATO		20	Open Slab	260	1.000	260
Total Building Area						5,118		5,118