



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660097296 Parcel ID 000000-00-0-00377-003-0003 Cadastral ID 01-20-14-02260 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329618 WEST, CRAIG & CARMAN 6352 N WILDWOOD LANE OWASSO OK 74055-0000 Parcel Location Situs 06352 N WILDWOOD LN Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0003 / 0003 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\ROB STUFF\2023-6-30\IMG_0007.JPG 7/24/2023</p>														
Legal Description Lat/Long: 36.24570006 -95.77530827																			
HIGHLAND POINTE I AT STONE CANYON BLOCK 3 LOT 3					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>R22 375</td> <td>R23 NEW SFR 3198 SQ FT</td> <td>09/2022</td> <td>06/2023</td> <td>850,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 375	R23 NEW SFR 3198 SQ FT	09/2022	06/2023	850,000
Number	Description	Opened	Closed	Amount															
R22 375	R23 NEW SFR 3198 SQ FT	09/2022	06/2023	850,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	MCGREGOR, BENJAMIN & SARAH	12/03/2019	87,500	YES										
					2459/718	C.A.B.O. DEVELOPMENT GROUP LLC	03/10/2015	95,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value 142,454	142,454	11%	15,670	Assessed	87,480	8,569.54										
Year Frozen			Improvements 696,324	652,816		71,810	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 838,778	795,270		87,480	Total Taxable	86,480	8,472.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097296	WEST, CRAIG & CARMAN			3	797,226	1000	83,932	8,222.00										
2024	2024-660097296	WEST, CRAIG & CARMAN			3	806,360	1000	81,458	7,826.00										
2023	2023-660097296	WEST, CRAIG & CARMAN			3	120,000	0	10,973	1,028.00										
2022	2022-660097296	WEST, CRAIG & CARMAN			3	95,000	0	10,450	1,024.00										
2021	2021-660097296	WEST, CRAIG & CARMAN			3	95,000	0	10,450	1,011.00										
2020	2020-660097296	WEST, CRAIG & CARMAN			3	95,000	0	10,450	1,009.00										
2019	2019-660097296	MCGREGOR, BENJAMIN & SARAH			3	95,000	0	10,450	1,010.00										
2018	2018-660097296	MCGREGOR, BENJAMIN & SARAH			3	95,000	0	10,450	973.00										
2017	2017-660097296	MCGREGOR, BENJAMIN & SARAH			3	110,000	0	10,973	1,032.00										
2016	2016-660097296	MCGREGOR, BENJAMIN & SARAH			3	95,000	0	10,450	984.00										



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7518		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	32,748.00 x 4.35 = 142,454		
Factor Value			
Adjustments	1.0000		
Lot Value	142,454		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	3,202 / 3,202
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,202
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,084 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	756,462 236.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	858,470 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	595,814
Lot Value	142,454
Indicated Value	738,268 230.56 Per SqFt
Agland Value	
Site Improvements	100,510
Total Value	838,778 261.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.73	Total Misc Impr	+ 44,760
Roofing Adj	+ 6.90	Garage Cost	+ 88,715
Subfloor Adj	+ -6.50	Total RCN	= 601,832
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 6,018
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 595,814
Adj Base Cost	= 146.27	Lot Value	+ 142,454
Total Area	x 3,202	Indicated Value	= 738,268
Adjusted Cost	= 468,357	Value Per SqFt	230.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157590	767		767	42.24		32,398
PRCH	Slab Porch - Covered	157591	10x9		90	45.60		4,104
FPPF	Fireplace - Prefabricated			2023	1	8,258.46		8,258



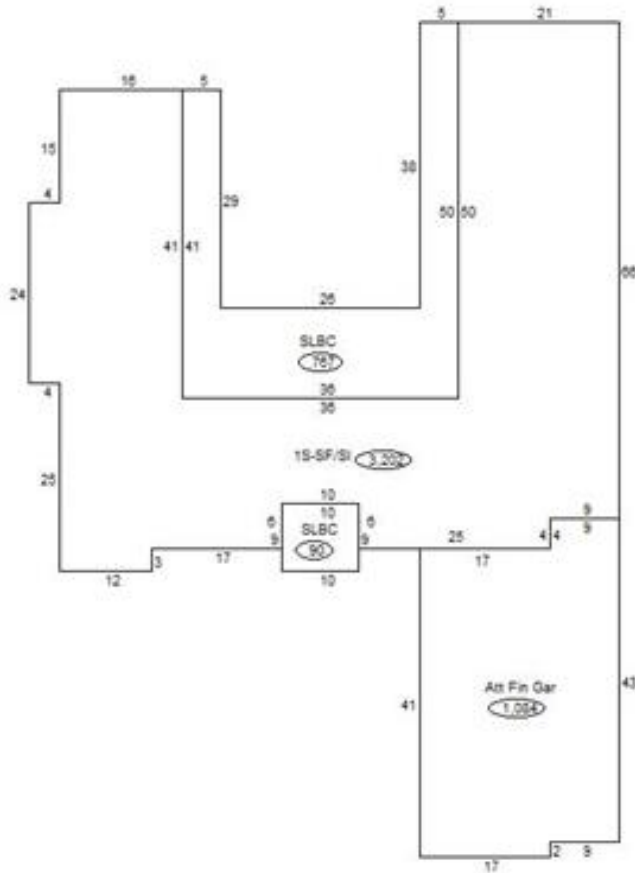
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,202	1.000	3,202
2	G	5		20	Att Fin Gar	1,084	1.000	1,084
3	M	PRCH		20	SLBC	767	1.000	767
4	M	PRCH		20	SLBC	90	1.000	90
Total Building Area						3,202		3,202



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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 2023	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (59.98 x 540)	32,389		32,389	1,619	30,770

PLHR	Pool House - Residential	20x23x0	Concrete	Composition Shingle	460
Qual 5	Cond 5	Year 2023	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (153.14 x 460)	70,444		70,444	704	69,740