




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:55:27
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Assessment Data					Primary Image																																																																																												
Account 660097300 Parcel ID 000000-00-0-00377-003-0007 Cadastral ID 01-20-14-02300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318723 ELIAS, JOHN JOSEPH III & VICTORIA DENISE-TRUST 6375 INDIGO TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06375 N INDIGO TRL Subdivision HIGHLAND POINTE AT STONE CANYON PHASE I Lot/Block 0007 / 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\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_0001 7/22/2021</p>																																																																																												
Legal Description Lat/Long: 36.24619870 -95.77602846 HIGHLAND POINTE I AT STONE CANYON BLOCK 3 LOT 7																																																																																																	
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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	0.8298							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE	0						
	GATED	0						
Method	Square-Foot							
Base Lot Value	36,144.00 x 4.35 = 157,226		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-22\IMG_0001 7/22/2021</p>					
Factor Value								
Adjustments	1.0000							
Lot Value	157,226							
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	20% Veneer, Stone 80% Frame, Stucco							
Base/Total Area	3,257 / 4,479							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	3,257							
Fixture/RghIn	16 /							
Bed/F/H Bath	4 / 4.5 /							
Basement Area								
Garage Type	1,017 Attached Garage - Finished							
Remodel								
Year/Eff Age	2015 / 5							
Cost Approach			Manual : 01/2025					
Base Cost	103.33	Total Misc Impr	+	30,486				
Roofing Adj	+ 4.60	Garage Cost	+	65,515				
Subfloor Adj	+ -3.13	Total RCN	=	680,466				
Heat/Cool Adj	+ 18.45	Depreciation (5%)	-	34,023				
Plumbing Adj	+ 7.24	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	646,443				
Adj Base Cost	= 130.49	Lot Value	+	157,226				
Total Area	x 4,479	Indicated Value	=	803,669				
Adjusted Cost	= 584,465	Value Per SqFt		179.43				
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
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	124009	9x6		54	37.15		2,006
PRCH	Porch	124010	408		408	35.55		14,504
GRM Approach								
GRM Code								
Gross Rent			0.00					
Indicated Value								
Multiple Regression								
MRA Code	AO3	Residential						
Adusted R	0.8747							
Indicated Value	820,142	183.11	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	6							
Indicated Value	950,530	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	646,443							
Lot Value	157,226							
Indicated Value	803,669	179.43	Per SqFt					
Agland Value								
Site Improvements	39,134							
Total Value	842,803	188.17	Total Value Per SqFt					



Rogers

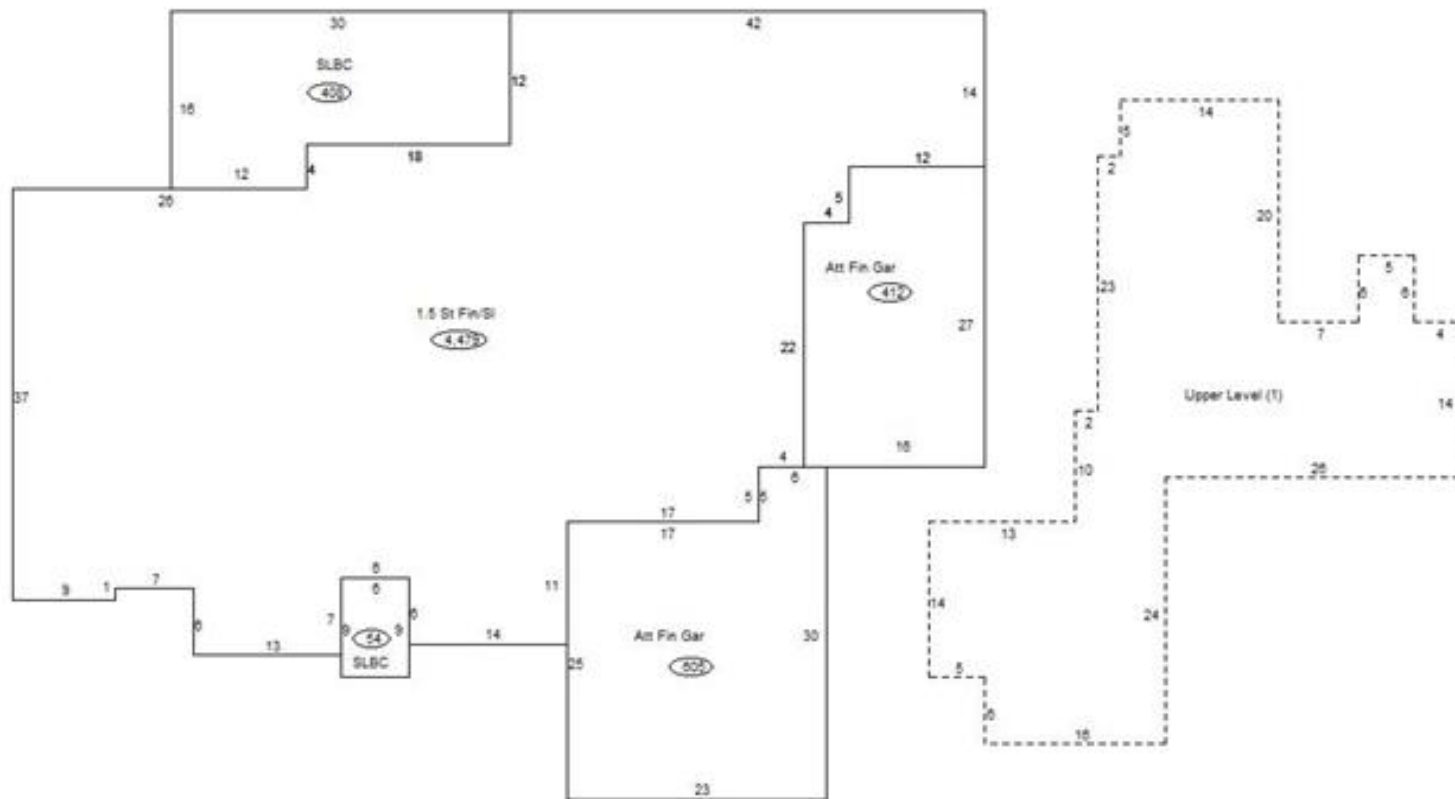
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Sketch Image

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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/SI	3,257	1.375	4,479
2	U	^UL		13	Upper Level (1)	1,222	1.000	1,222
3	G	5		13	Att Fin Gar	412	1.000	412
4	G	5		13	Att Fin Gar	605	1.000	605
5	M	PRCH		13	SLBC	54	1.000	54
6	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						3,257		4,479



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	34x18x0	Concrete		612
	Qual	6	Cond 6	Year	2024	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (67.31 x 612)	41,194	41,194	2,060	39,134