



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 660099761 Parcel ID 0000000-00-000374-001-0015 Cadastral ID 02-20-14-00550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335155 KEITH, BRENT D & SHAWNA M 6322 N EMERSON LOOP OWASSO OK 74055-0000 Parcel Location Situs 06322 N EMERSON LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG_001! 7/30/2021</p>				
Legal Description Lat/Long: 36.24475322 -95.78491078									
LOT 15 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19 000044	R20- NEW 4436 SQ FT SFR	02/2019	09/2019	500,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	DAUGHERTY, SEAN W &	07/15/2021	789,000	YES
					/	CHASE RYAN HOMES LLC	08/05/2019	681,500	YES
					/	C.A.B.O. DEVELOPMENT COMPANY LI	02/14/2019	95,000	17
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022		Land Value	163,073	163,073	11%	Assessed	87,949	8,615.48
Year Frozen			Improvements	648,070	636,467		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-97.00
TIF Project ID	0		Total Value	811,143	799,540		Total Taxable	86,949	8,518.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660099761	KEITH, BRENT D & SHAWNA M			3	776,253	1000	84,388	8,267.00
2024	2024-660099761	KEITH, BRENT D & SHAWNA M			3	835,384	0	91,130	8,755.00
2023	2023-660099761	KEITH, BRENT D & SHAWNA M			3	789,000	0	86,790	8,133.00
2022	2022-660099761	KEITH, BRENT D & SHAWNA M			3	789,000	0	86,790	8,503.00
2021	2021-660099761	KEITH, BRENT D & SHAWNA M			3	697,378	1000	75,712	7,324.00
2020	2020-660099761	DAUGHERTY, SEAN W &			3	685,961	1000	74,456	7,192.00
2019	2019-660099761	DAUGHERTY, SEAN W &			3	9,258	0	1,018	98.00
2018	2018-660099761	C.A.B.O. DEVELOPMENT COMPANY LLC			3	9,258	0	1,018	95.00
2017	2017-660099761	C.A.B.O. DEVELOPMENT COMPANY LLC			3	9,258	0	1,018	96.00



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8606		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	37,488.00 x 4.35 = 163,073		
Factor Value			
Adjustments	1.0000		
Lot Value	163,073		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	trad
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,138 / 4,427
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,138
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	835 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	801,959	181.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	920,720		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.94	Total Misc Impr	+ 32,558
Roofing Adj	+ 4.50	Garage Cost	+ 53,791
Subfloor Adj	+ -3.07	Total RCN	= 682,179
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 34,109
Plumbing Adj	+ 7.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 648,070
Adj Base Cost	= 134.59	Lot Value	+ 163,073
Total Area	x 4,427	Indicated Value	= 811,143
Adjusted Cost	= 595,830	Value Per SqFt	183.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	648,070		
Lot Value	163,073		
Indicated Value	811,143	183.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	811,143	183.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
SHLT	STORM SHELTER	0		1	2021	1	0.00	
PRCH	SLAB PORCH - COVERED	142587	9x5		45	37.18		1,673
PRCH	SLAB PORCH - COVERED	142588	20x13		260	36.07		9,378
PATO	SLAB PORCH - OPEN	142589	20x6		120	15.79		1,895
PATO	SLAB PORCH - OPEN	142590	228		228	14.10		3,215



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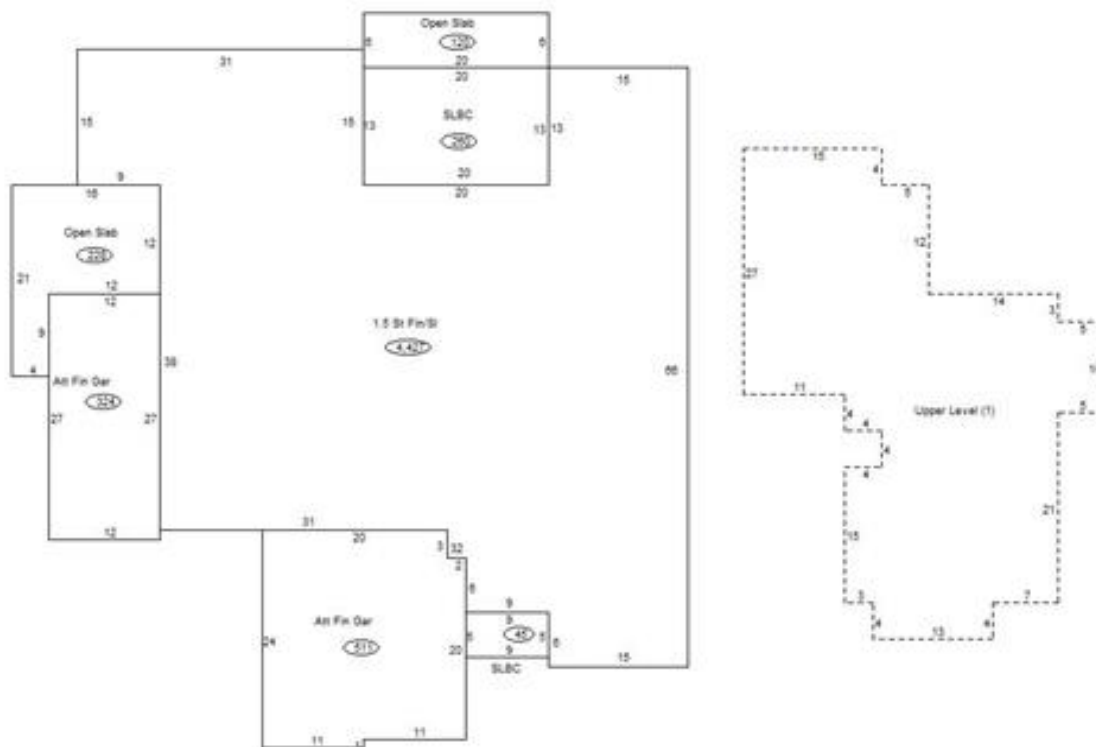
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Sketch Image

660099761



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	3,138	1.411	4,427
2	U	^UL		13	Upper Level (1)	1,289	1.000	1,289
3	G	5		13	Att Fin Gar	511	1.000	511
4	G	5		13	Att Fin Gar	324	1.000	324
5	M	PRCH		13	SLBC	45	1.000	45
6	M	PRCH		13	SLBC	260	1.000	260
7	M	PATO		13	Open Slab	120	1.000	120
8	M	PATO		13	Open Slab	228	1.000	228
Total Building Area						3,138		4,427