



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:23:10
 Page 1

Assessment Data					Primary Image																																																																																				
Account 660099764 Parcel ID 0000000-00-000374-001-0018 Cadastral ID 02-20-14-00580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323453 HACKER, DARREN & JORDAN 6221 N PEPPER JADE LOOP OWASSO OK 74055-0000 Parcel Location Situs 06221 N PEPPER JADE LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0018 / 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_003; 7/30/2021</p>																																																																																				
Legal Description Lat/Long: 36.24479889 -95.78580201 LOT 18 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.4211		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	61,902.00 x 3.62 = 224,375		
Factor Value			
Adjustments	1.1580		
Lot Value	259,826		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-30\IMG_003; 7/30/2021

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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,077 / 4,243
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,077
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,112 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	816,809	192.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	913,980 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.44	Total Misc Impr	+ 25,079
Roofing Adj	+ 4.61	Garage Cost	+ 71,635
Subfloor Adj	+ -3.16	Total RCN	= 671,386
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 33,569
Plumbing Adj	+ 8.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 637,817
Adj Base Cost	= 135.44	Lot Value	+ 259,826
Total Area	x 4,243	Indicated Value	= 897,643
Adjusted Cost	= 574,672	Value Per SqFt	211.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	637,817		
Lot Value	259,826		
Indicated Value	897,643	211.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	897,643	211.56	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	146868	9x7		63	37.12		2,339
PATO	SLAB PORCH - OPEN	146869	9x7		63	16.05		1,011
PRCH	SLAB PORCH - COVERED	146870	19x13		247	36.12		8,922
PATO	SLAB PORCH - OPEN	146871	322		322	12.32		3,967
PATO	SLAB PORCH - OPEN	146872	40		40	16.05		642



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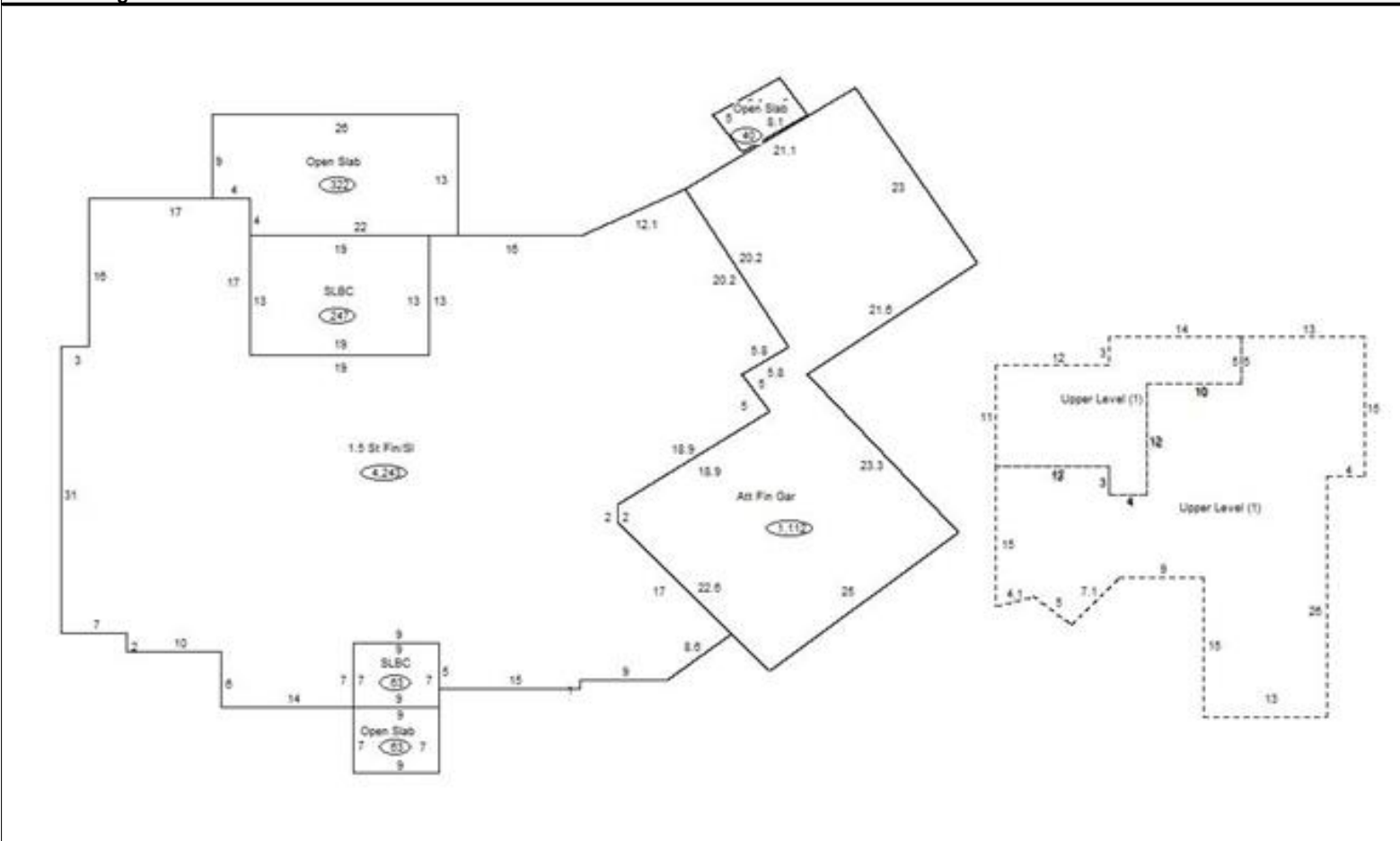
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Sketch Image

660099764



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	3,077	1.379	4,243
2	G	5		13	Att Fin Gar	1,112	1.000	1,112
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PATO		13	Open Slab	63	1.000	63
5	M	PRCH		13	SLBC	247	1.000	247
6	M	PATO		13	Open Slab	322	1.000	322
7	M	PATO		13	Open Slab	40	1.000	40
8	U	^UL		13	Upper Level (1)	916	1.000	916
9	U	^UL		13	Upper Level (1)	250	1.000	250
Total Building Area						3,077		4,243