




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:12
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Assessment Data					Primary Image																																																																																				
Account 660099765 Parcel ID 0000000-00-000374-001-0019 Cadastral ID 02-20-14-00590 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328110 COX, MICHAEL ALAN JR & KASSI 6232 N PEPPER JADE LOOP OWASSO OK 74055-0000 Parcel Location Situs 06232 N PEPPER JADE LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0019 / 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: 36.24500270 -95.78644277 LOT 19 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	1.2223		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	53,245.00 x 3.84 = 204,464		
Factor Value			
Adjustments	1.1607		
Lot Value	237,318		



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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	100% Veneer, Masonry
Base/Total Area	2,935 / 4,258
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,935
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,026 Attached Garage - Finished 4 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	862,213	202.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	911,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	666,891		
Lot Value	237,318		
Indicated Value	904,209	212.36	Per SqFt
Agland Value			
Site Improvements	45,406		
Total Value	949,615	223.02	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.94	Total Misc Impr	+ 47,568
Roofing Adj	+ 4.42	Garage Cost	+ 66,095
Subfloor Adj	+ -3.01	Total RCN	= 701,991
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 35,100
Plumbing Adj	+ 10.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 666,891
Adj Base Cost	= 138.17	Lot Value	+ 237,318
Total Area	x 4,258	Indicated Value	= 904,209
Adjusted Cost	= 588,328	Value Per SqFt	212.36

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	2019	1	0.00	
PRCH	SLAB PORCH - COVERED	141447	108		108	36.93		3,988
PATO	SLAB PORCH - OPEN	141448	12x10		120	15.79		1,895
PRCH	SLAB PORCH - COVERED	141449	709		709	34.49		24,453
PATO	SLAB PORCH - OPEN	141450	13x4		52	16.05		835



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x36x6	Concrete		864
	Qual 5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (55.32 x 864)		47,796	47,796	2,390	45,406	