



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:23:14
 Page 1

Assessment Data					Primary Image																																																																																				
Account 660099766 Parcel ID 0000000-00-000374-001-0020 Cadastral ID 02-20-14-00600 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334660 LOWE, BRADLEY & SERENA 4400 S QUINOA AVE BROKEN ARROW OK 74011-0000 Parcel Location Situs 06222 N PEPPER JADE LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0020 / 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>660099766 09/11/25</p> <p>660099766_007.JPG 9/18/2025</p>																																																																																				
Legal Description Lot/Long: 36.24453287 -95.78707658																																																																																									
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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.1423	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	49,760.00 x 3.95 = 196,448	
Factor Value		
Adjustments	1.1619	
Lot Value	228,257	



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	4,295 / 5,626
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,295
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	2,152 Attached Garage - Finished 5 Stalls
Remodel	
Year/Eff Age	2023 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	1,243,891	221.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,224,510		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.07	Total Misc Impr	+ 121,886
Roofing Adj	+ 5.50	Garage Cost	+ 217,761
Subfloor Adj	+ -6.33	Total RCN	= 1,124,924
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 11,249
Plumbing Adj	+ 7.60	Lump Sums	+ 5,082
Basement Adj	+ 0.00	RCNLD	= 1,118,757
Adj Base Cost	= 139.58	Lot Value	+ 228,257
Total Area	x 5,626	Indicated Value	= 1,347,014
Adjusted Cost	= 785,277	Value Per SqFt	239.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,118,757		
Lot Value	228,257		
Indicated Value	1,347,014	239.43	Per SqFt
Agland Value			
Site Improvements	43,599		
Total Value	1,390,613	247.18	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	9,658.49		9,658
FPPF	Fireplace - Prefabricated	0		1	1	8,933.68		8,934
ODFP	Outdoor Fireplace/Firepit	0		1	1	9,630.41		9,630
GENR	Generator - Residential Standby	0		1	1	5,376.00		5,376
ODRK	Outdoor Kitchen	0		1	1	9,500.00		9,500
PRCH	Porch	157603	1062		1,062	42.14		44,753
PRCH	Porch	157604	19x19		361	44.74		16,151
PRCH	Porch	157605	377		377	44.69		16,848
PRCH	Porch	157608	22		22	47.08		1,036
WODC	Wood Deck - Covered	173529	16x4		64	79.40		5,082



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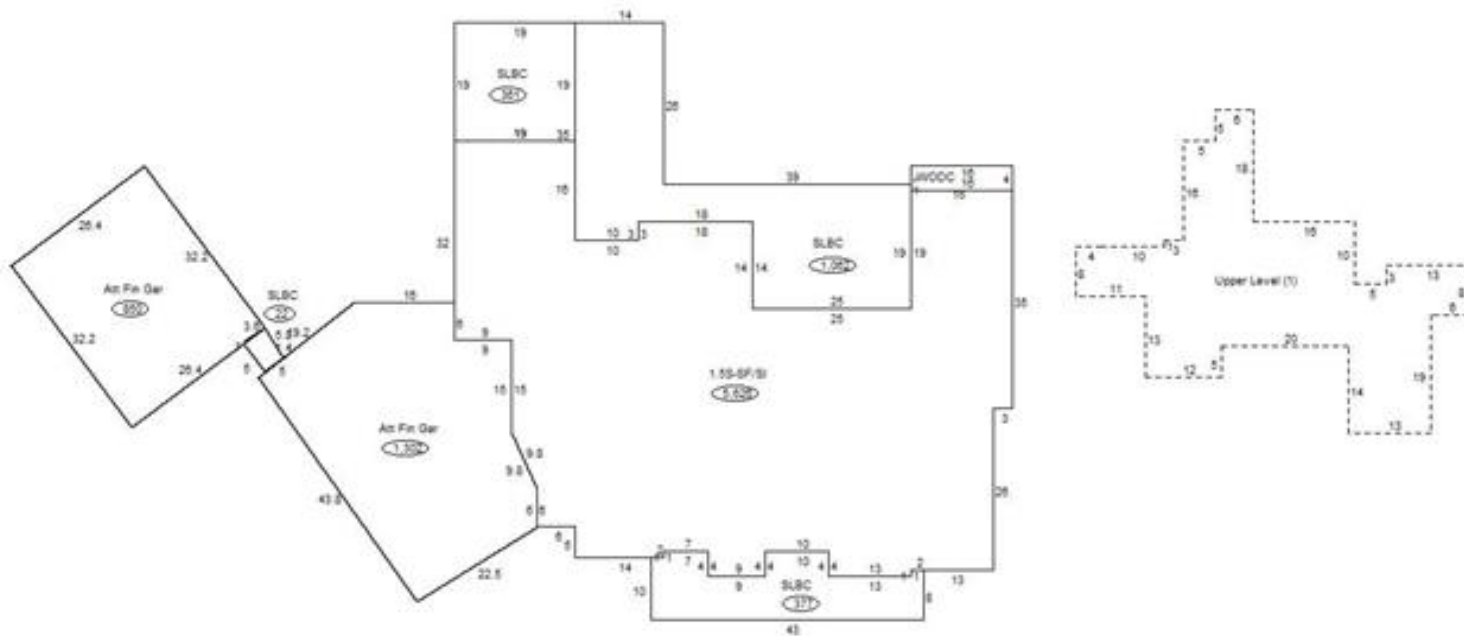
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,295	1.310	5,626
2	M	PRCH		20	SLBC	1,062	1.000	1,062
3	M	PRCH		20	SLBC	361	1.000	361
4	M	PRCH		20	SLBC	377	1.000	377
5	G	5		20	Att Fin Gar	1,302	1.000	1,302
6	G	5		20	Att Fin Gar	850	1.000	850
7	M	PRCH		20	SLBC	22	1.000	22
8	U	^UL		20	Upper Level (1)	1,331	1.000	1,331
9	N	0		20			0.000	
10	M	WDOC		20	WDOC	64	1.000	64
Total Building Area						4,295		5,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground GUNITE	18x30x0	Concrete		540	
	Qual	6	Cond 6	Year 2023	Eff Age 1		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (68.22 x 540)		36,839		36,839	1,842	34,997
	PERG	Pergola	14x32x10	Base		448	
	Qual	4	Cond 4	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (4% Phys/ % Func)	RCNLD
	Base Cost (20.00 x 448)		8,960		8,960	358	8,602