



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:23:16
Page 1

Assessment Data					Primary Image																																																																																				
Account 660099767 Parcel ID 0000000-00-000374-001-0021 Cadastral ID 02-20-14-00610 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332924 JOHNSON, JOHNIE LEE & KRISTA MARIE 6202 N PEPPER JADE LOOP OWASSO OK 74055-0000 Parcel Location Situs 06202 N PEPPER JADE LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0021 / 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>660099767 09/11/25</p> <p>660099767_003.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.24413050 -95.78683119 LOT 21 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9531		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	41,519.00 x 4.28 = 177,494		
Factor Value			
Adjustments	1.0000		
Lot Value	177,494		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Stucco
Base/Total Area	3,532 / 5,075
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,532
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 5.0 / 2.0
Basement Area	
Garage Type	1,364 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	962,047	189.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,100,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.66	Total Misc Impr	+ 58,255
Roofing Adj	+ 4.75	Garage Cost	+ 111,630
Subfloor Adj	+ -4.48	Total RCN	= 861,354
Heat/Cool Adj	+ 20.10	Depreciation (5%)	- 43,068
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 818,286
Adj Base Cost	= 136.25	Lot Value	+ 177,494
Total Area	x 5,075	Indicated Value	= 995,780
Adjusted Cost	= 691,469	Value Per SqFt	196.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	818,286		
Lot Value	177,494		
Indicated Value	995,780	196.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	995,780	196.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1	2018	1	0.00
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	8,928.49
PRCH	SLAB PORCH - COVERED	138852	15x10			150	45.12
PRCH	SLAB PORCH - COVERED	138853	10x5			50	45.80
PATO	SLAB PORCH - OPEN	138854	426			426	12.76
PRCH	SLAB PORCH - COVERED	138855	18x8			144	45.17
PRCH	SLAB PORCH - COVERED	138857	19x18			342	44.08
PATO	SLAB PORCH - OPEN	138858	21x19			399	12.78
PATO	SLAB PORCH - OPEN	138859	27x21			567	12.76
PATO	SLAB PORCH - OPEN	138860	18x3			54	17.04



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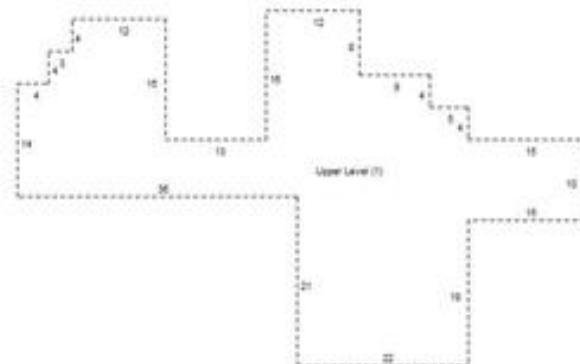
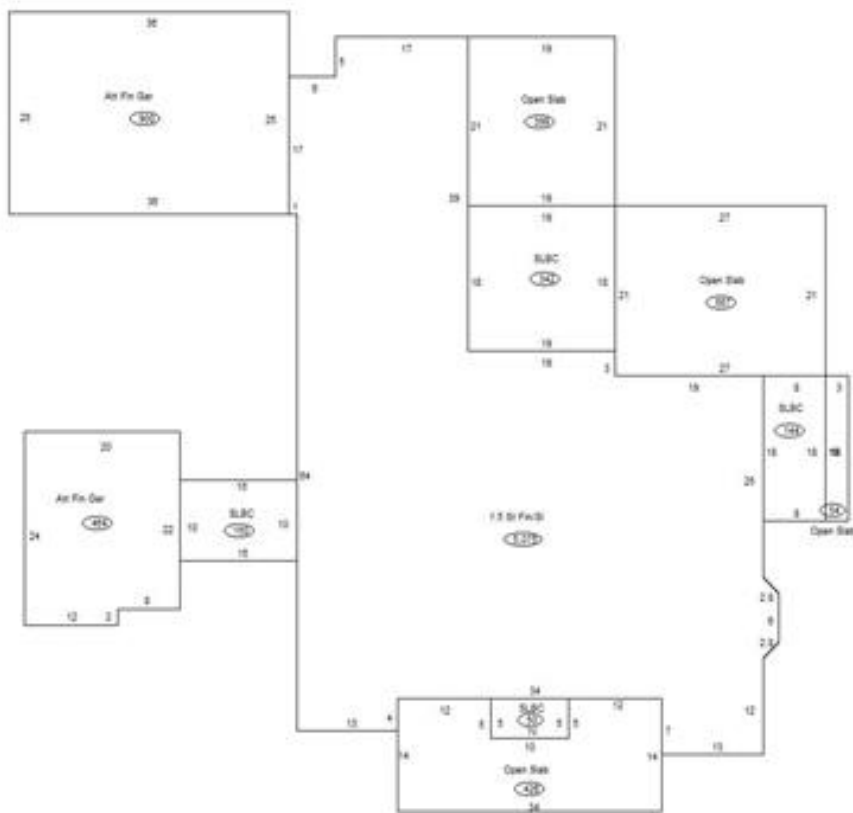
Date 04/18/2026

Time 09:23:16

Page 3

Sketch Image

660099767



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	3,532	1.437	5,075
2	U	^UL		13	Upper Level (1)	1,543	1.000	1,543
3	G	5		13	Att Fin Gar	900	1.000	900
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PRCH		13	SLBC	50	1.000	50
6	M	PATO		13	Open Slab	426	1.000	426
7	M	PRCH		13	SLBC	144	1.000	144
8	G	5		13	Att Fin Gar	464	1.000	464
9	M	PRCH		13	SLBC	342	1.000	342
10	M	PATO		13	Open Slab	399	1.000	399
11	M	PATO		13	Open Slab	567	1.000	567
12	M	PATO		13	Open Slab	54	1.000	54
Total Building Area						3,532		5,075