



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:19
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Assessment Data					Primary Image																																																																																				
Account 660099841 Parcel ID 0000000-00-000068-008-0004 Cadastral ID 02-20-14-01230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344485 MERSHON, JOE & CRISTINA 5962 N EAGLE RD OWASSO OK 74055-0000 Parcel Location Situs 05962 N EAGLE RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0004 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099841_001.JPG 9/18/2025</p>																																																																																				
Legal Description Lat/Long: 36.23983223 -95.78200743 LOT 4 BLOCK 8 THE BLUFFS AT STONE CANYON PHASE III																																																																																									
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Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7709	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	33,582.00 x 7.00 = 235,074	
Factor Value		
Adjustments	1.1812	
Lot Value	277,665	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	2,930 / 4,874
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,930
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	915 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	924,892	189.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,091,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.76	Total Misc Impr	+ 52,373				
Roofing Adj	+ 4.54	Garage Cost	+ 92,589				
Subfloor Adj	+ -5.26	Total RCN	= 857,005				
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 25,710				
Plumbing Adj	+ 8.31	Lump Sums	+ 8,463				
Basement Adj	+ 0.00	RCNLD	= 839,758				
Adj Base Cost	= 146.09	Lot Value	+ 277,665				
Total Area	x 4,874	Indicated Value	= 1,117,423				
Adjusted Cost	= 712,043	Value Per SqFt	229.26				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	839,758		
Lot Value	277,665		
Indicated Value	1,117,423	229.26	Per SqFt
Agland Value			
Site Improvements	45,514		
Total Value	1,162,937	238.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	9,658.49		28,975
SHLT	STORM SHELTER	0		1	2019	1	0.00	
PRCH	SLAB PORCH - COVERED	142498	21x4		84	46.67		3,920
PRCH	SLAB PORCH - COVERED	142499	28x5		140	46.31		6,483
PATO	SLAB PORCH - OPEN	142502	609		609	13.50		8,222
PATO	SLAB PORCH - OPEN	142503	23x12		276	14.55		4,016
PATO	SLAB PORCH - OPEN	142504	7x6		42	18.02		757
BALW	BALCONY - WOOD	142506	16x12		192	44.08		8,463



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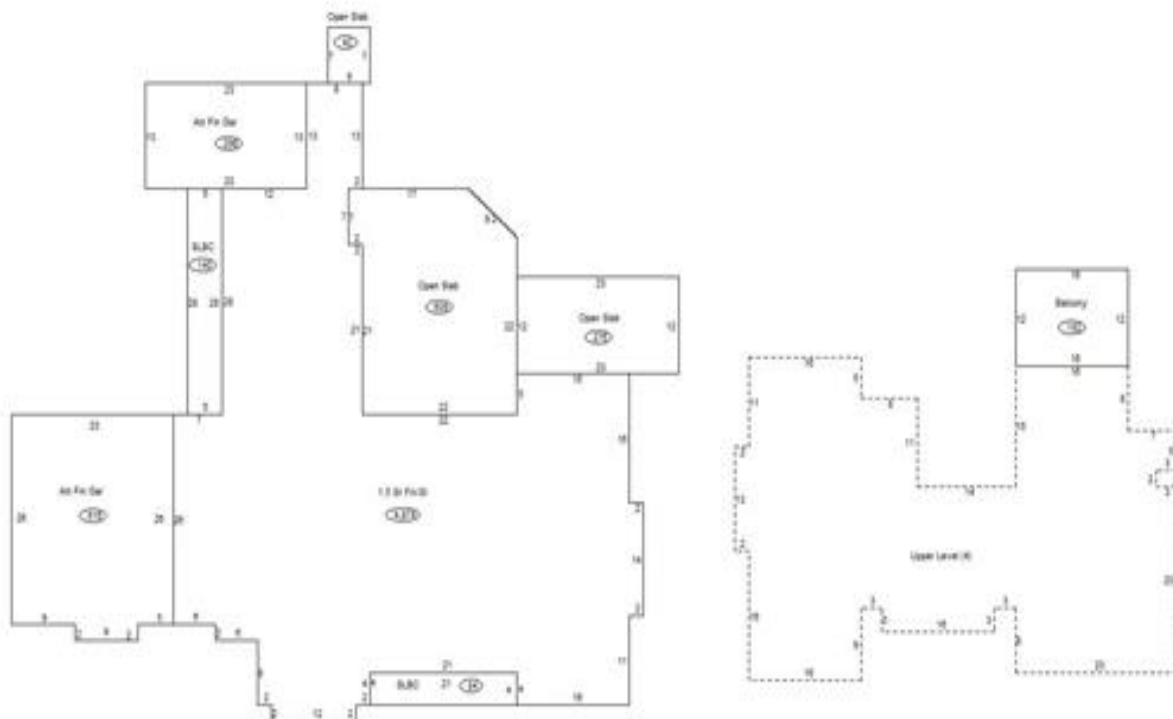
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Sketch Image

660099841



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	616	1.000	616
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	140	1.000	140
4	R	5	Slab	13	1.5 St Fin/SI	2,930	1.663	4,874
5	G	5		13	Att Fin Gar	299	1.000	299
6	M	PATO		13	Open Slab	609	1.000	609
7	M	PATO		13	Open Slab	276	1.000	276
8	M	PATO		13	Open Slab	42	1.000	42
9	U	^UL		13	Upper Level (4)	1,944	1.000	1,944
10	M	BALW		13	Balcony	192	1.000	192
Total Building Area						2,930		4,874



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	36x20x0	Concrete		720
	Qual	6	Cond 6	Year	2024	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (66.54 x 720)	47,909	47,909	2,395	45,514