




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:35:34
Page 1

Assessment Data					Primary Image																																																																												
Account 660100776 Parcel ID 000000000-0000248-006-0004 Cadastral ID 06-20-15-02300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 344789 GRIDER, JONATHAN & CRISTI 6144 N WATER WAY ST OWASSO OK 74055-0000 Parcel Location Situs 06144 N WATER WAY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-8\IMG_0084. 7/8/2021</p>																																																																												
Legal Description Lot/Long: 36.24316051 -95.76041869 LOT 4 BLOCK 6 DEER RUN AT STONE CANYON PHASE II																																																																																	
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5543	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	24,145.00 x 5.12 = 123,534	
Factor Value		
Adjustments	1,4747	
Lot Value	182,178	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,845 / 3,457
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,845
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	800 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 3



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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	538,507	155.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	654,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	521,574		
Lot Value	182,178		
Indicated Value	703,752	203.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	703,752	203.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.00	Total Misc Impr	+	27,314			
Roofing Adj	+ 4.99	Garage Cost	+	48,536			
Subfloor Adj	+ -3.60	Total RCN	=	537,705			
Heat/Cool Adj	+ 17.38	Depreciation (3%)	-	16,131			
Plumbing Adj	+ 8.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	521,574			
Adj Base Cost	= 133.60	Lot Value	+	182,178			
Total Area	x 3,457	Indicated Value	=	703,752			
Adjusted Cost	= 461,855	Value Per SqFt		203.57			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,721.18		7,721
SHLT	STORM SHELTER	0		1	1	0.00		
PRCH	Slab Porch - Covered	151053	420		420	34.81		14,620
PATO	Slab Porch - Open	151054	84		84	15.22		1,278
PRCH	Slab Porch - Covered	151056	68		68	36.43		2,477
PATO	Slab Porch - Open	151057	10x8		80	15.22		1,218



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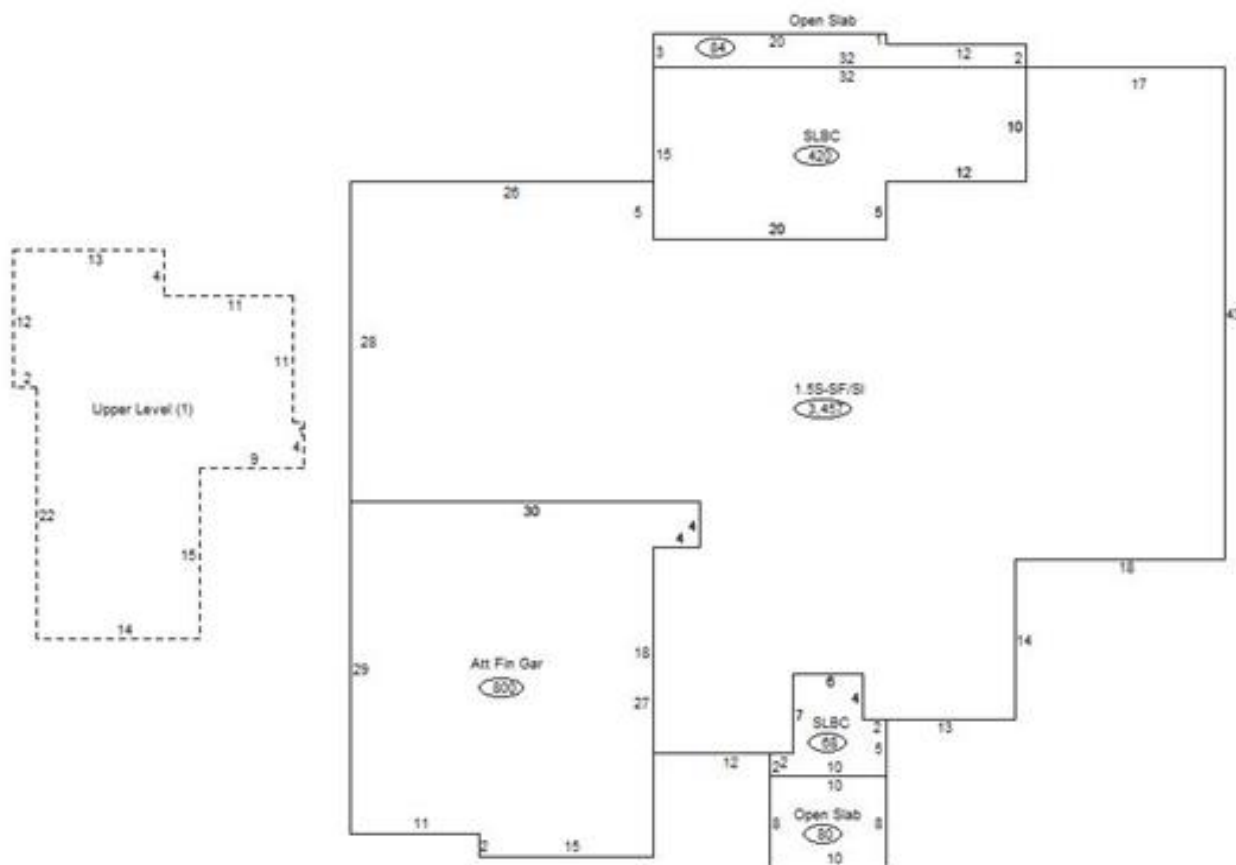
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Sketch Image

660100776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,845	1.215	3,457
2	M	PRCH		13	SLBC	420	1.000	420
3	M	PATO		13	Open Slab	84	1.000	84
4	G	5		13	Att Fin Gar	800	1.000	800
5	M	PRCH		13	SLBC	68	1.000	68
6	M	PATO		13	Open Slab	80	1.000	80
7	U	^UL		13	Upper Level (1)	612	1.000	612
Total Building Area						2,845		3,457