



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:35:35  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 660100777 <b>Parcel ID</b> 000000000-0000248-006-0005 <b>Cadastral ID</b> 06-20-15-02310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 347957 MCCOLLAM, NICOLE A NELLIS & STEPHEN T  6118 N WATER WAY ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06118 N WATER WAY ST <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0005 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 15 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660100777_001.JPG 10/7/2025</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.24279806 -95.76047593 LOT 5 BLOCK 6 DEER RUN AT STONE CANYON PHASE II																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5023		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,882.00 x 5.41 = 118,329		
Factor Value			
Adjustments	1.6949		
Lot Value	200,556		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Stucco
Base/Total Area	2,746 / 3,479
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,746
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	865 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	584,154	167.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	635,040 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.68	Total Misc Impr	+ 26,853
Roofing Adj	+ 5.12	Garage Cost	+ 55,723
Subfloor Adj	+ -3.49	Total RCN	= 552,067
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 27,603
Plumbing Adj	+ 8.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 524,464
Adj Base Cost	= 134.95	Lot Value	+ 200,556
Total Area	x 3,479	Indicated Value	= 725,020
Adjusted Cost	= 469,491	Value Per SqFt	208.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	524,464		
Lot Value	200,556		
Indicated Value	725,020	208.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	725,020	208.40	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	141392		90	90	37.02		3,332
PRCH	SLAB PORCH - COVERED	141393		432	432	35.47		15,323



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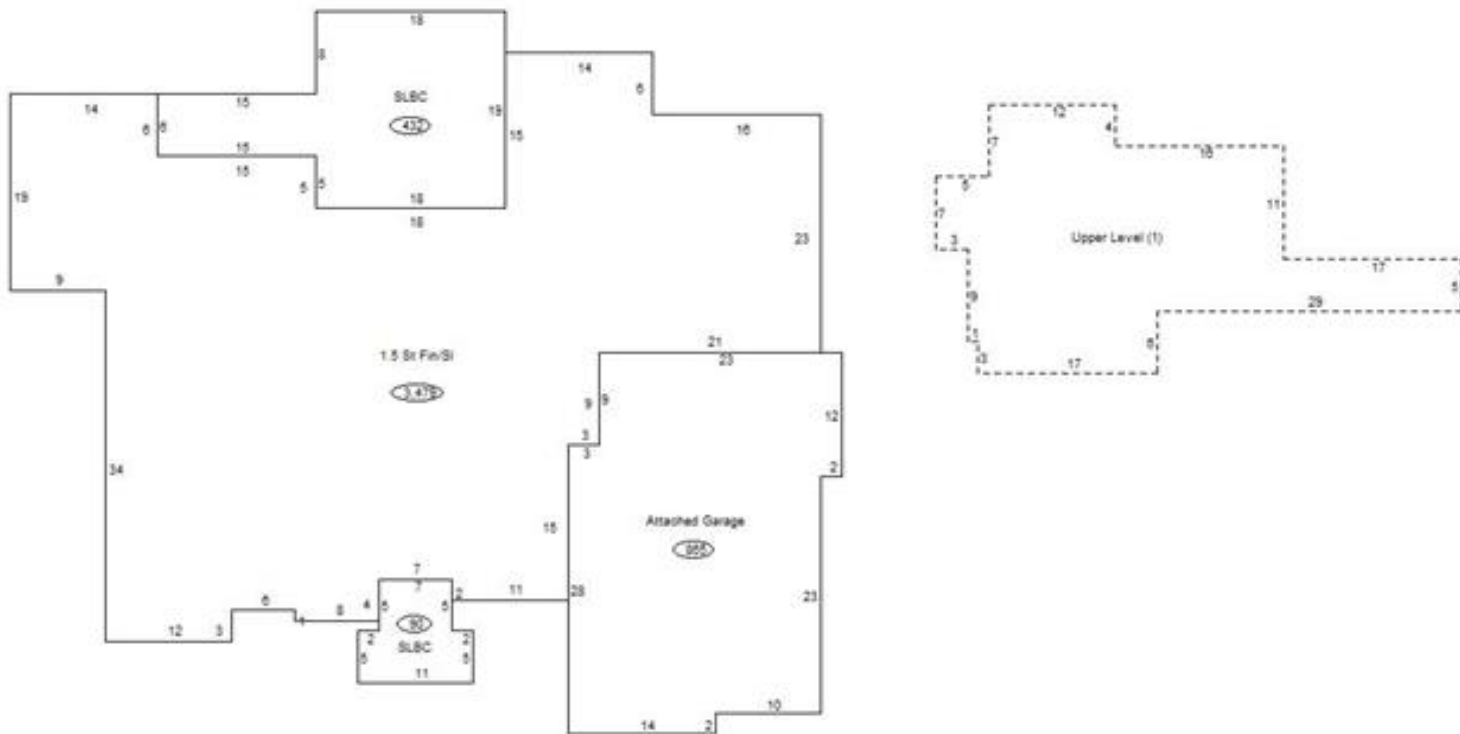
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Sketch Image

660100777



### 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	2,746	1.267	3,479
2	U	^UL		13	Upper Level (1)	733	1.000	733
3	G	5		13	Att Fin Gar	865	1.000	865
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	432	1.000	432
<b>Total Building Area</b>						<b>2,746</b>		<b>3,479</b>