



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660105743 Parcel ID 000000-0001-002-0-000-00 Cadastral ID 01-20-14-04020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341200 HEFNER, SARAH GRACE & JEREMY SCOTT 6320 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06320 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-29\IMG_0001.JPG 6/29/2023</p>																																																																
Legal Description Lat/Long: 36.24542793 -95.77212266 LOT 2 BLOCK 1 HIGHLAND MEADOWS AT STONE CANYON																																																																					
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6102		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,580.00 x 4.35 = 115,623		
Factor Value			
Adjustments	1.2152		
Lot Value	140,500		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,767 / 4,518
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,767
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	840 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adjusted R	0.8747
Indicated Value	1,000,827 221.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,055,530 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	912,229
Lot Value	140,500
Indicated Value	1,052,729 233.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	1,052,729 233.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	140.72	Total Misc Impr	+ 43,262
Roofing Adj	+ 4.94	Garage Cost	+ 111,115
Subfloor Adj	+ -8.28	Total RCN	= 921,443
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 9,214
Plumbing Adj	+ 9.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 912,229
Adj Base Cost	= 169.78	Lot Value	+ 140,500
Total Area	x 4,518	Indicated Value	= 1,052,729
Adjusted Cost	= 767,066	Value Per SqFt	233.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157573	223		223	45.69		10,189
PRCH	Slab Porch - Covered	157574	548		548	44.05		24,139
FPPF	Fireplace - Prefabricated			1 2023	1	8,933.68		8,934



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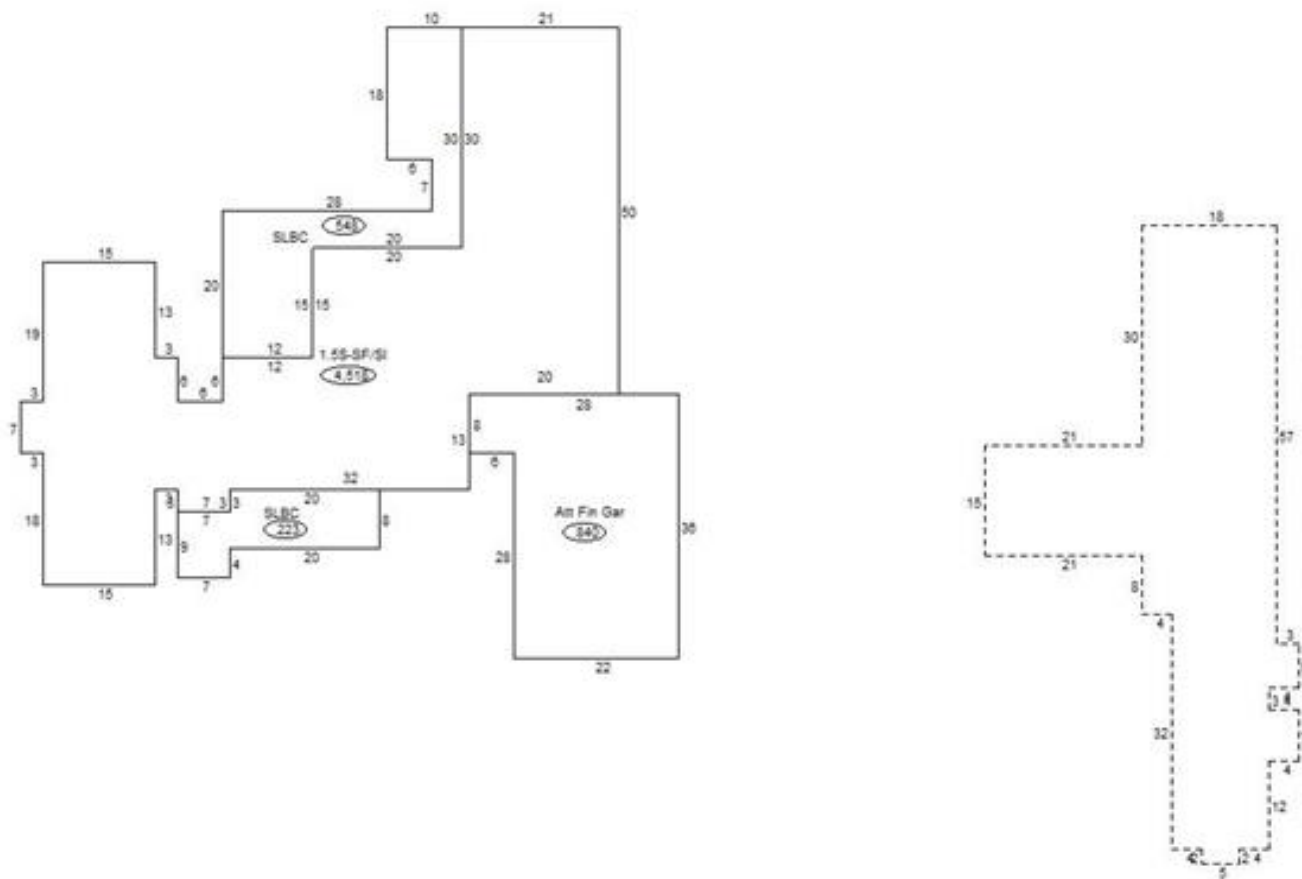
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Sketch Image

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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	2,767	1.633	4,518
2	U	^UL		20	Upper Level (1)	1,751	1.000	1,751
3	G	5		20	Att Fin Gar	840	1.000	840
4	M	PRCH		20	SLBC	223	1.000	223
5	M	PRCH		20	SLBC	548	1.000	548
Total Building Area						2,767		4,518