




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 660105744 Parcel ID 000000-0001-003-0-000-00 Cadastral ID 01-20-14-04030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344423 CHISHOLM, HAYLEY & NICHOLAS 6342 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06342 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0003 / 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>660105744_001.JPG 2/26/2024</p>														
Legal Description Lat/Long: 36.24572857 -95.77232593																			
LOT 3 BLOCK 1 HIGHLAND MEADOWS AT STONE CANYON					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 380</td> <td>R23 NEW SFR 4430 SQ FT</td> <td>09/2022</td> <td>02/2024</td> <td>600,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 380	R23 NEW SFR 4430 SQ FT	09/2022	02/2024	600,000
Number	Description	Opened	Closed	Amount															
R22 380	R23 NEW SFR 4430 SQ FT	09/2022	02/2024	600,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	SIXTHDAY PROPERTIES LLC	05/08/2024	940,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	09/22/2022	126,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2025		Land Value	185,730	185,730	11%	20,430	Assessed	106,502										
Year Frozen			Improvements	786,057	782,470		86,072	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	971,787	968,200		106,502	Total Taxable	105,502										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105744	CHISHOLM, HAYLEY & NICHOLAS			3	940,000	1000	102,400	10,031.00										
2024	2024-660105744	CHISHOLM, HAYLEY & NICHOLAS			3	5,090	0	560	54.00										
2023	2023-660105744	SIXTHDAY PROPERTIES LLC			3	5,090	0	560	52.00										
2022	2022-660105744	SIXTHDAY PROPERTIES LLC			3	5,090	0	560	55.00										



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6169		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,870.00 x 4.35 = 116,885		
Factor Value			
Adjustments	1.5890		
Lot Value	185,730		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,957 / 4,373
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,957
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,185 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	920,371 210.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	921,510 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	786,057
Lot Value	185,730
Indicated Value	971,787 222.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	971,787 222.22 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	117.47	Total Misc Impr	+	35,367
Roofing Adj	+ 5.09	Garage Cost	+	119,910
Subfloor Adj	+ -5.91	Total RCN	=	793,997
Heat/Cool Adj	+ 21.74	Depreciation (1%)	-	7,940
Plumbing Adj	+ 7.67	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	786,057
Adj Base Cost	= 146.06	Lot Value	+	185,730
Total Area	x 4,373	Indicated Value	=	971,787
Adjusted Cost	= 638,720	Value Per SqFt		222.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		2024	1	9,658.49		9,658
PRCH	Slab Porch - Covered	159694	18x10		180	46.05		8,289
PRCH	Porch	159695	13x10		130	46.37		6,028
PATO	Patio - Open	159696	81		81	18.02		1,460
PRCH	Porch	159699	128		128	46.39		5,938
PATO	Patio - Open	159701	273		273	14.63		3,994



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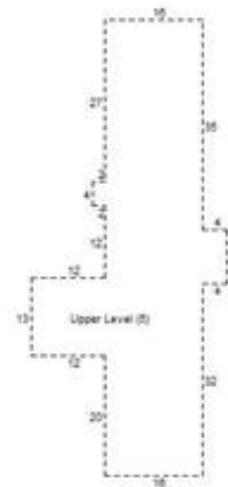
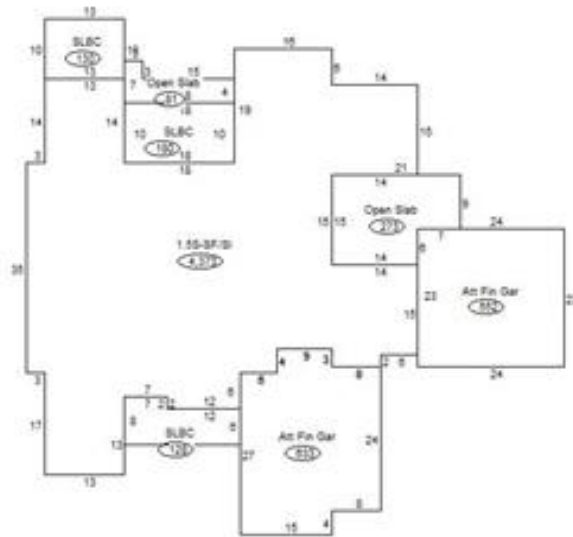
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	552	1.000	552
2	M	PRCH		20	SLBC	180	1.000	180
3	M	PRCH		20	SLBC	130	1.000	130
4	M	PATO		20	Open Slab	81	1.000	81
5	R	5	Slab	20	1.5S-SF/SI	2,957	1.479	4,373
6	U	^UL		20	Upper Level (5)	1,416	1.000	1,416
7	M	PRCH		20	SLBC	128	1.000	128
8	G	5		20	Att Fin Gar	633	1.000	633
9	M	PATO		20	Open Slab	273	1.000	273
Total Building Area						2,957		4,373