



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 660105746 Parcel ID 000000-0001-005-0-000-00 Cadastral ID 01-20-14-04050 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344177 6386 N BLUESAGE DR LLC 104 E MAIN ST NORMAN OK 73069-0000 Parcel Location Situs 06386 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0005 / 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>660105746 05/24/24</p> <p>660105746_001.JPG 5/29/2024</p>																																																					
Legal Description Lat/Long: 36.24635865 -95.77282367 LOT 5 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	0.6512		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,366.00 x 4.35 = 123,392		
Factor Value			
Adjustments	1.9057		
Lot Value	235,149		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	65% Veneer, Masonry 35% Frame, Siding, Wood
Base/Total Area	4,115 / 4,115
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,115
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,035 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	820,444	199.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	930,050 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.37	Total Misc Impr	+ 44,067
Roofing Adj	+ 6.16	Garage Cost	+ 66,675
Subfloor Adj	+ -4.21	Total RCN	= 689,681
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 6,897
Plumbing Adj	+ 6.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 682,784
Adj Base Cost	= 140.69	Lot Value	+ 235,149
Total Area	x 4,115	Indicated Value	= 917,933
Adjusted Cost	= 578,939	Value Per SqFt	223.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	682,784		
Lot Value	235,149		
Indicated Value	917,933	223.07	Per SqFt
Agland Value			
Site Improvements	11,098		
Total Value	929,031	225.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160226	10x8		80	37.06		2,965
PRCH	Slab Porch - Covered	160227	16x11		176	36.45		6,415
PRCH	Slab Porch - Covered	160228	613		613	34.83		21,351
PRCH	Slab Porch - Covered	160229	6x6		36	37.21		1,340
PRCH	Slab Porch - Covered	160230	11x4		44	37.18		1,636
PATO	Slab Porch - Open	160231	186		186	14.93		2,777
FPPF	Fireplace - Prefabricated			1 2024	1	7,583.24		7,583



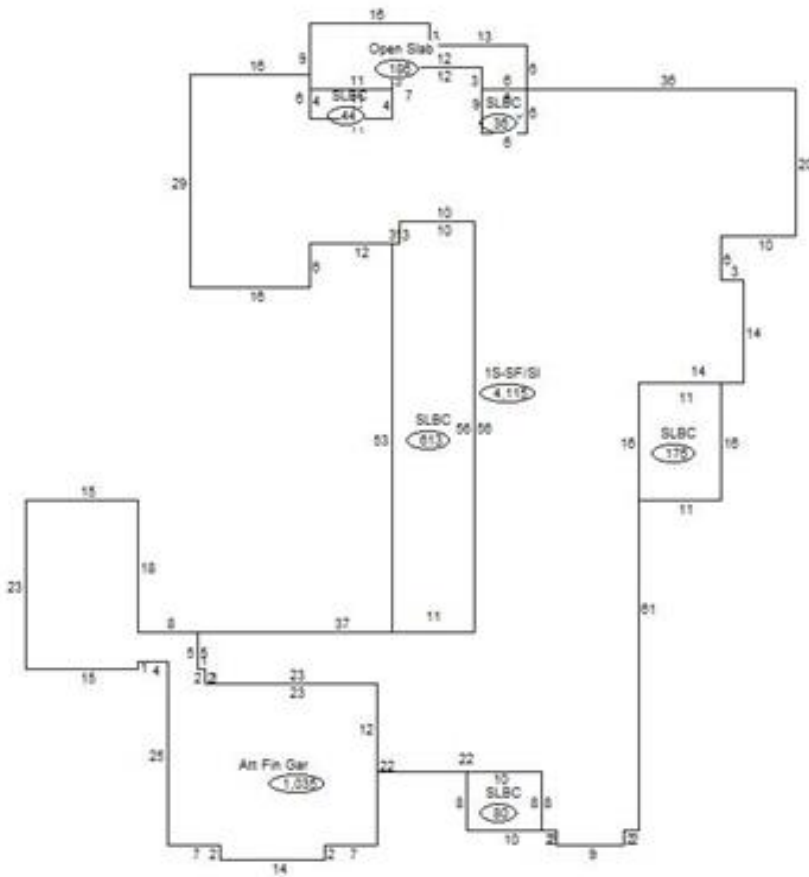
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,115	1.000	4,115
2	G	5		20	Att Fin Gar	1,035	1.000	1,035
3	M	PRCH		20	SLBC	80	1.000	80
4	M	PRCH		20	SLBC	176	1.000	176
5	M	PRCH		20	SLBC	613	1.000	613
6	M	PRCH		20	SLBC	36	1.000	36
7	M	PRCH		20	SLBC	44	1.000	44
8	M	PATO		20	Open Slab	186	1.000	186
Total Building Area						4,115		4,115



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	30x60x0	Concrete		1,800
	Qual 5	Cond 5	Year 2024	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (6.49 x 1,800)	11,682	11,682	584	11,098