



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 660105747 Parcel ID 000000-0001-006-0-000-00 Cadastral ID 01-20-14-04060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341720 KING, ZACHARY B & KIMBERLY L CO-TRUSTEES ZKK JOINT REVOCABLE TRUST 6408 N BLUE SAGE DR OWASSO OK 74055-0000																																																						
Parcel Location Situs 06408 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.24667872 -95.77302001 LOT 6 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>R23 050</td> <td>R24 NEW POOL</td> <td>07/2023</td> <td>05/2024</td> <td>100,000</td> </tr> <tr> <td>R22 272</td> <td>R23 NEW SFR 4282 SQ FT</td> <td>07/2022</td> <td>07/2023</td> <td>625,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 050	R24 NEW POOL	07/2023	05/2024	100,000	R22 272	R23 NEW SFR 4282 SQ FT	07/2022	07/2023	625,000																														
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6257	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	27,257.00 x 4.35 = 118,568	
Factor Value		
Adjustments	2.3936	
Lot Value	283,803	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,017 / 4,510
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,017
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	672 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	1,009,836	223.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,079,810		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.52	Total Misc Impr	+ 40,738
Roofing Adj	+ 4.64	Garage Cost	+ 55,561
Subfloor Adj	+ -4.39	Total RCN	= 730,901
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 7,309
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 723,592
Adj Base Cost	= 140.71	Lot Value	+ 283,803
Total Area	x 4,510	Indicated Value	= 1,007,395
Adjusted Cost	= 634,602	Value Per SqFt	223.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	723,592		
Lot Value	283,803		
Indicated Value	1,007,395	223.37	Per SqFt
Agland Value			
Site Improvements	81,734		
Total Value	1,089,129	241.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157579	4x4		16	45.97		736
PRCH	Slab Porch - Covered	157580	19x6		114	45.43		5,179
PRCH	Slab Porch - Covered	157581	432		432	43.66		18,861
FPPF	Fireplace - Prefabricated			1 2023	1	8,258.46		8,258
ODFP	Outdoor Fireplace/Firepit			1 2024	1	7,704.33		7,704



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	34x16x0	Concrete		544	
	Qual	6	Cond 6	Year 2024	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (68.17 x 544)		37,084		37,084	1,854	35,230
	PLHR	Pool House - Residential	12x30x10	Concrete	Composition Shingle	360	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (2% Phys/ % Func)	RCNLD	
	Base Cost (100.39 x 360)		36,140		36,140	723	35,417
	PRCH	Porch	12x30x10	Concrete	Composition Shingle	360	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (25.80 x 360)		9,288		9,288	929	8,359
	ODRK	Outdoor Kitchen	0x0x0	Concrete		1	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
	Base Cost (3,100.00 x 1)		3,100		3,100	372	2,728