



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
<b>Account</b> 660105748 <b>Parcel ID</b> 000000-0001-007-0-000-00 <b>Cadastral ID</b> 01-20-14-04070 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 348795 FITZER, BILL P & STACY E  6432 N BLUE SAGE DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06432 N BLUE SAGE DR <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660105748_001.JPG 5/29/2024</p>																																																																					
<b>Legal Description</b> Lot/Long: 36.24700698 -95.77309802 LOT 7 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	0.5749		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,043.00 x 4.35 = 108,937		
Factor Value			
Adjustments	2.5341		
Lot Value	276,057		



660105748\_001.JPG 5/29/2024

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	3,254 / 3,254
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,254
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	763 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	662,014	203.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	639,490		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.19	Total Misc Impr	+ 26,130
Roofing Adj	+ 5.95	Garage Cost	+ 46,291
Subfloor Adj	+ -4.30	Total RCN	= 524,434
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 10,489
Plumbing Adj	+ 7.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 513,945
Adj Base Cost	= 138.91	Lot Value	+ 276,057
Total Area	x 3,254	Indicated Value	= 790,002
Adjusted Cost	= 452,013	Value Per SqFt	242.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	513,945		
Lot Value	276,057		
Indicated Value	790,002	242.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	790,002	242.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160221	183		183	35.78		6,548
PRCH	Slab Porch - Covered	160222	19x5		95	36.32		3,450
PRCH	Slab Porch - Covered	160223	237		237	35.49		8,411
FPR1	Fireplace - Residential 1 Story			1 2024	1	7,721.18		7,721



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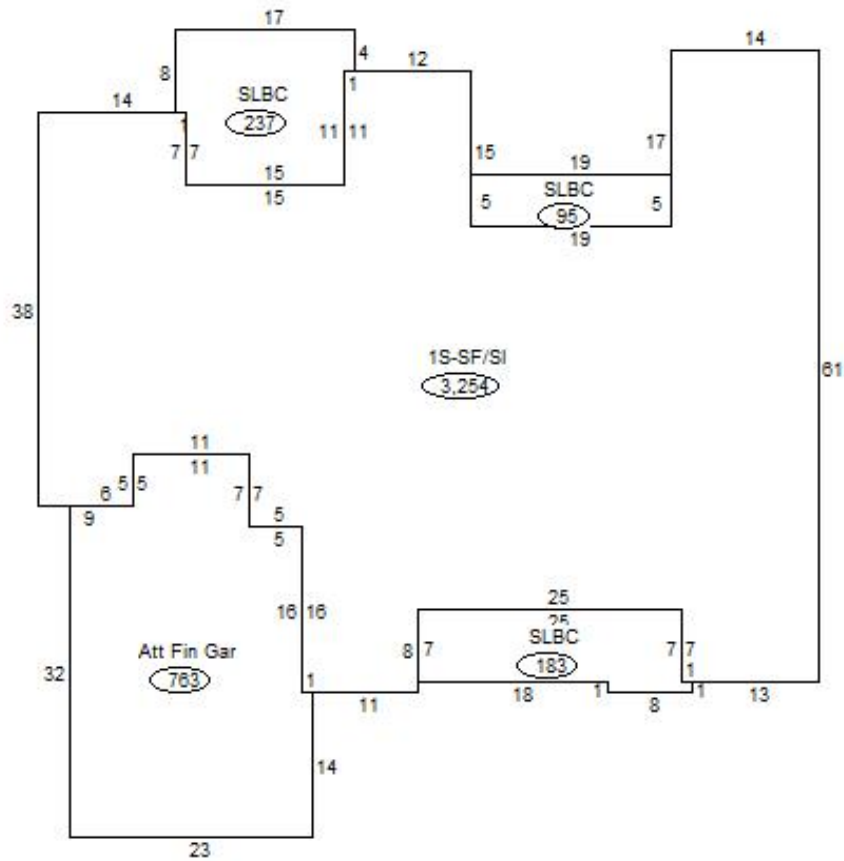
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### Sketch Image

660105748



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,254	1.000	3,254
2	G	5		20	Att Fin Gar	763	1.000	763
3	M	PRCH		20	SLBC	183	1.000	183
4	M	PRCH		20	SLBC	95	1.000	95
5	M	PRCH		20	SLBC	237	1.000	237
<b>Total Building Area</b>						3,254		3,254