



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:33:22  
 Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660105749 <b>Parcel ID</b> 000000-0001-008-0-000-00 <b>Cadastral ID</b> 01-20-14-04080 <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> 345399 COLLINS, WALTER THOMAS & TAMALA R  6456 N BLUE SAGE DR OWASSO OK 74055-7849  <b>Parcel Location</b> <b>Situs</b> 06456 N BLUE SAGE DR <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0008 / 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>\\tsclient\T\ROB STUFF\2023-3-27\IMG_0004.JPG 3/27/2023</p>																																																																
<b>Legal Description</b> Lat/Long: 36.24735431 -95.77324338 LOT 8 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	0.5761		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,097.00 x 4.35 = 109,172		
Factor Value			
Adjustments	2.5223		
Lot Value	275,368		



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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	100% Frame, Stucco
Base/Total Area	4,139 / 4,139
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,139
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	895 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
Adusted R	0.8747
Indicated Value	812,258 196.24 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	912,450 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	646,904
Lot Value	275,368
Indicated Value	922,272 222.82 Per SqFt
Agland Value	
Site Improvements	
Total Value	922,272 222.82 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	109.81	Total Misc Impr	+	24,434
Roofing Adj	+ 6.16	Garage Cost	+	57,656
Subfloor Adj	+ -4.21	Total RCN	=	653,438
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	-	6,534
Plumbing Adj	+ 7.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	646,904
Adj Base Cost	= 138.04	Lot Value	+	275,368
Total Area	x 4,139	Indicated Value	=	922,272
Adjusted Cost	= 571,348	Value Per SqFt		222.82

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156648	8x4		32	37.23		1,191
PRCH	Slab Porch - Covered	156649	442		442	35.43		15,660
FPPF	Fireplace - Prefabricated			2023	1	7,583.24		7,583

