



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:33:23
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Assessment Data					Primary Image																																																	
Account 660105750 Parcel ID 000000-0002-001-0-000-00 Cadastral ID 01-20-14-04090 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340362 MCMILLAN, ANDREW & LINDSEY ROSE 6480 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06480 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">12/06/2022</p> <p>\\tsclient\T\ROB STUFF\2022-12-6\IMG_0001.JPG 12/6/2022</p>																																																	
Legal Description Lat/Long: 36.24775484 -95.77350118 LOT 1 BLOCK 2 HIGHLAND MEADOWS AT STONE CANYON																																																						
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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	0.506	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	22,043.00 x 4.35 = 95,887	
Factor Value		
Adjustments	1.2924	
Lot Value	123,927	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,224 / 3,184
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	803 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	486,666	152.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	676,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.12	Total Misc Impr	+ 9,969				
Roofing Adj	+ 3.66	Garage Cost	+ 37,452				
Subfloor Adj	+ 0.00	Total RCN	= 439,785				
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 13,194				
Plumbing Adj	+ 7.98	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 426,591				
Adj Base Cost	= 123.23	Lot Value	+ 123,927				
Total Area	x 3,184	Indicated Value	= 550,518				
Adjusted Cost	= 392,364	Value Per SqFt	172.90				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,591		
Lot Value	123,927		
Indicated Value	550,518	172.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	550,518	172.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156027	7x6		42	29.40		1,235
PRCH	Slab Porch - Covered	156028	307		307	28.45		8,734

