



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 660105753 Parcel ID 000000-0002-004-0-000-00 Cadastral ID 01-20-14-04120 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347942 JONES, JORDAN DEE & CASSANDRA 6552 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06552 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0004 / 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>660105753 05/20/25</p> <p>660105753_001.JPG 5/20/2025</p>																																																																
Legal Description Lat/Long: 36.24893340 -95.77365806 LOT 4 BLOCK 2 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	0.7563		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	32,942.00 x 4.35 = 143,298		
Factor Value			
Adjustments	2.0607		
Lot Value	295,294		



660105753_001.JPG 5/20/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	2,268 / 3,469
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,268
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	741,307 213.69 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	540,707
Lot Value	295,294
Indicated Value	836,001 240.99 Per SqFt
Agland Value	
Site Improvements	
Total Value	836,001 240.99 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.95	Total Misc Impr	+ 23,398
Roofing Adj	+ 4.37	Garage Cost	+ 52,567
Subfloor Adj	+ -3.02	Total RCN	= 540,707
Heat/Cool Adj	+ 18.45	Depreciation (0%)	- 0
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 540,707
Adj Base Cost	= 133.97	Lot Value	+ 295,294
Total Area	x 3,469	Indicated Value	= 836,001
Adjusted Cost	= 464,742	Value Per SqFt	240.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172180	238		238	36.15		8,604
PATC	Patio - Covered	172181	336		336	21.46		7,211
FPPF	Fireplace - Prefabricated		1	2025	1	7,583.24		7,583



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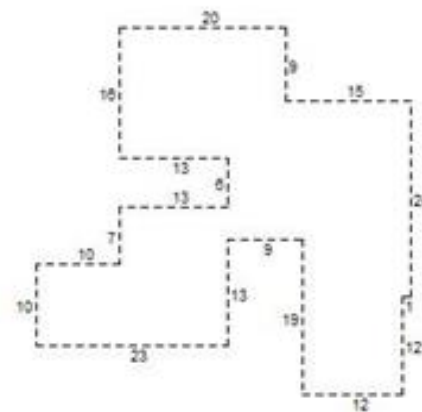
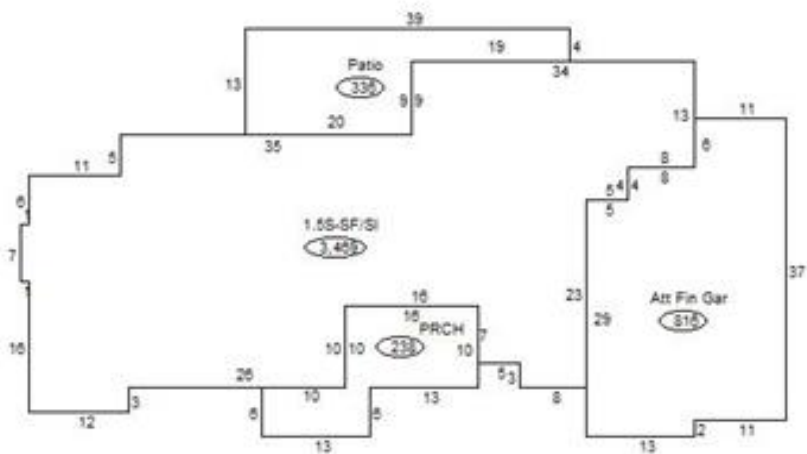
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Sketch Image

660105753



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,268	1.530	3,469
2	U	^UL		20	Upper Level (1)	1,201	1.000	1,201
3	G	5		20	Att Fin Gar	816	1.000	816
4	M	PRCH		20	PRCH	238	1.000	238
5	M	PATC		20	Patio	336	1.000	336
Total Building Area						2,268		3,469