



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 660105756 Parcel ID 000000-0003-002-0-000-00 Cadastral ID 01-20-14-04150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349538 SCOTT, TAYLOR & EMILY 6543 N BLUE SAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06543 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-6-29\IMG_0009.JPG 6/29/2023</p>																																																		
Legal Description Lat/Long: 36.24840335 -95.77304925 LOT 2 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON																																																						
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Lot Data Buildable - HIGHLAND MEADOWS AT ST CAN DEV DEF	
Lot Size	0 0
Lot Count	1
Units Buildable	
Non-Ag Acres	0.6669
Topography	
Street Access	
Utilities	
Amenities	LOT TYPE 0
	GATED 0
Method	Units-Buildable
Base Lot Value	1.00 x 5,090.00 = 5,090
Factor Value	
Adjustments	
Lot Value	5,090



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Stucco
Base/Total Area	3,098 / 4,598
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,098
Fixture/RghIn	/
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	1,320 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	887,893 193.10 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	964,880 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	846,083
Lot Value	5,090
Indicated Value	851,173 185.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	851,173 185.12 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	116.19	Total Misc Impr	+	45,520
Roofing Adj	+ 5.06	Garage Cost	+	133,571
Subfloor Adj	+ -5.87	Total RCN	=	854,629
Heat/Cool Adj	+ 21.74	Depreciation (1%)	-	8,546
Plumbing Adj	+ 9.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	846,083
Adj Base Cost	= 146.92	Lot Value	+	5,090
Total Area	x 4,598	Indicated Value	=	851,173
Adjusted Cost	= 675,538	Value Per SqFt		185.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157585	8x6		48	46.91		2,252
PRCH	Slab Porch - Covered	157586	25x20		500	44.29		22,145
PATO	Slab Porch - Open	157587	17x6		102	17.99		1,835
FPR1	Fireplace - Residential 1 Story			1 2023	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit			1 2023	1	9,630.41		9,630

