



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 660105758 Parcel ID 000000-0003-004-0-000-00 Cadastral ID 01-20-14-04170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344941 HOLT, ADAM & ELISABETH 18353 E DOGWOOD TRAIL OWASSO OK 74055-0000 Parcel Location Situs 18353 E DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0004 / 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>660105758 08/15/24</p> <p>660105758_001.JPG 8/16/2024</p>																																																																
Legal Description Lat/Long: 36.24837121 -95.77233114 LOT 4 BLOCK 3 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	0.7595		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	33,084.00 x 4.35 = 143,915		
Factor Value			
Adjustments	2.0949		
Lot Value	301,494		



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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,222 / 4,315
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,222
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	813 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	967,581	224.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	892,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	118.58	Total Misc Impr	+	23,106			
Roofing Adj	+ 5.57	Garage Cost	+	82,267			
Subfloor Adj	+ -6.48	Total RCN	=	745,072			
Heat/Cool Adj	+ 21.74	Depreciation (1%)	-	7,451			
Plumbing Adj	+ 8.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	737,621			
Adj Base Cost	= 148.25	Lot Value	+	301,494			
Total Area	x 4,315	Indicated Value	=	1,039,115			
Adjusted Cost	= 639,699	Value Per SqFt		240.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	737,621		
Lot Value	301,494		
Indicated Value	1,039,115	240.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,039,115	240.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160763	13x5		65	46.80		3,042
PATC	Patio - Covered	160765	471		471	23.63		11,130
FPPF	Fireplace - Prefabricated		1		1	8,933.68		8,934



Rogers

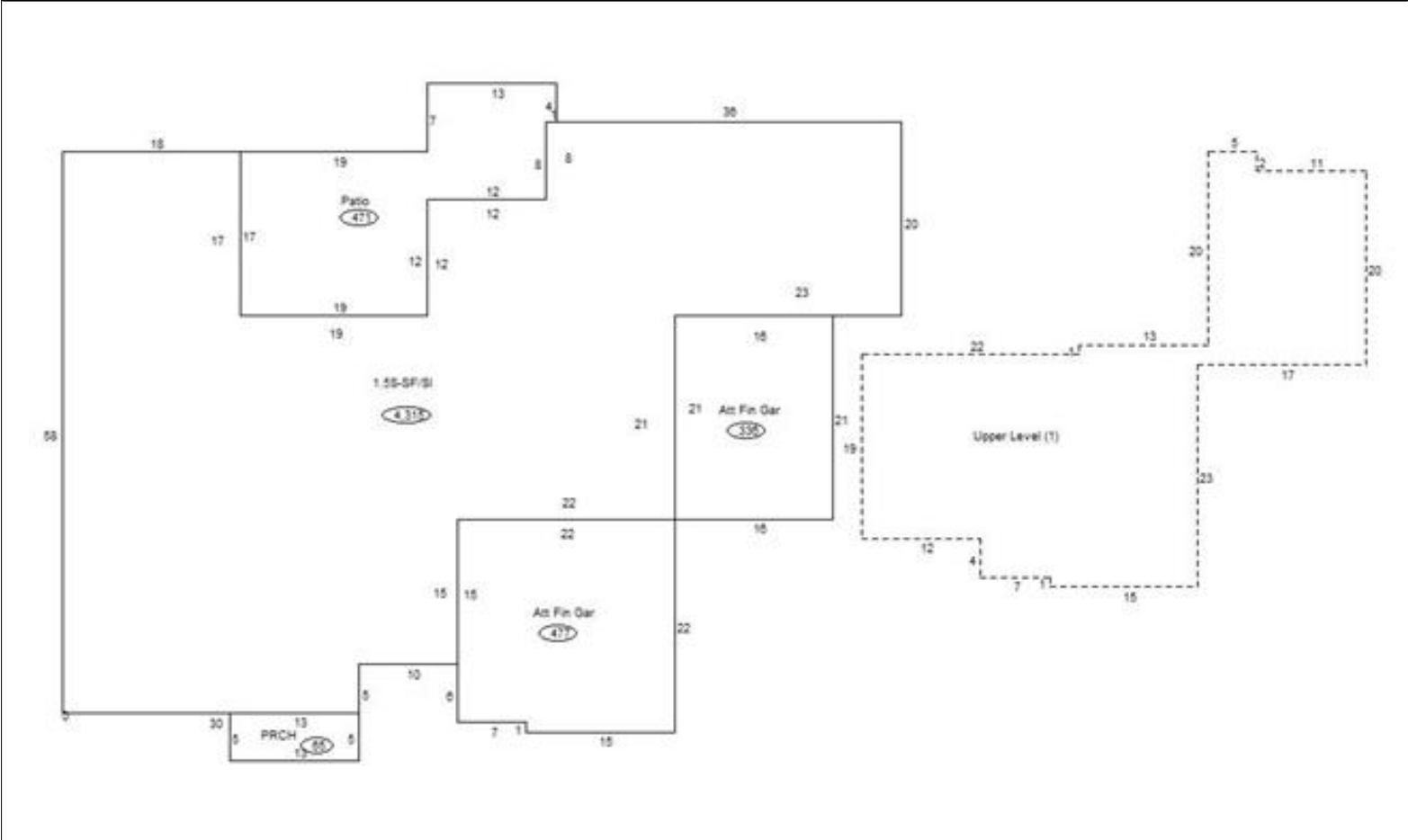
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	3,222	1.339	4,315
2	G	5		13	Att Fin Gar	477	1.000	477
3	G	5		13	Att Fin Gar	336	1.000	336
4	M	PRCH		13	PRCH	65	1.000	65
5	U	^UL		13	Upper Level (1)	1,093	1.000	1,093
6	M	PATC		13	Patio	471	1.000	471
Total Building Area						3,222		4,315