



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 660105759 Parcel ID 000000-0003-005-0-000-00 Cadastral ID 01-20-14-04180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346280 FLOYD, CHRISTOPHER S & KATHRYN SUSAN 18385 E DOGWOOD TRL OWASSO OK 74055-0000 Parcel Location Situs 18385 E DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																					
Legal Description Lat/Long: 36.24842135 -95.77184367 LOT 5 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	0.8496		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	37,007.00 x 4.35 = 160,980		
Factor Value			
Adjustments	2.4081		
Lot Value	387,656		



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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	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	3,841 / 3,841
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,841
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,614 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	858,260 223.45 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	891,790 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	670,111
Lot Value	387,656
Indicated Value	1,057,767 275.39 Per SqFt
Agland Value	
Site Improvements	28,500
Total Value	1,086,267 282.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.09	Total Misc Impr	+ 31,748
Roofing Adj	+ 6.19	Garage Cost	+ 103,974
Subfloor Adj	+ -4.28	Total RCN	= 676,880
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 6,769
Plumbing Adj	+ 8.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 670,111
Adj Base Cost	= 140.89	Lot Value	+ 387,656
Total Area	x 3,841	Indicated Value	= 1,057,767
Adjusted Cost	= 541,158	Value Per SqFt	275.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158213	448		448	35.41		15,864
PRCH	Slab Porch - Covered	158214	68		68	37.10		2,523
FPPF	Fireplace - Prefabricated		1		1	7,583.24		7,583
ODFP	Outdoor Fireplace/Firepit		1		1	5,778.25		5,778
SHLT	STORM SHELTER A/G		1	2024	1	0.00		



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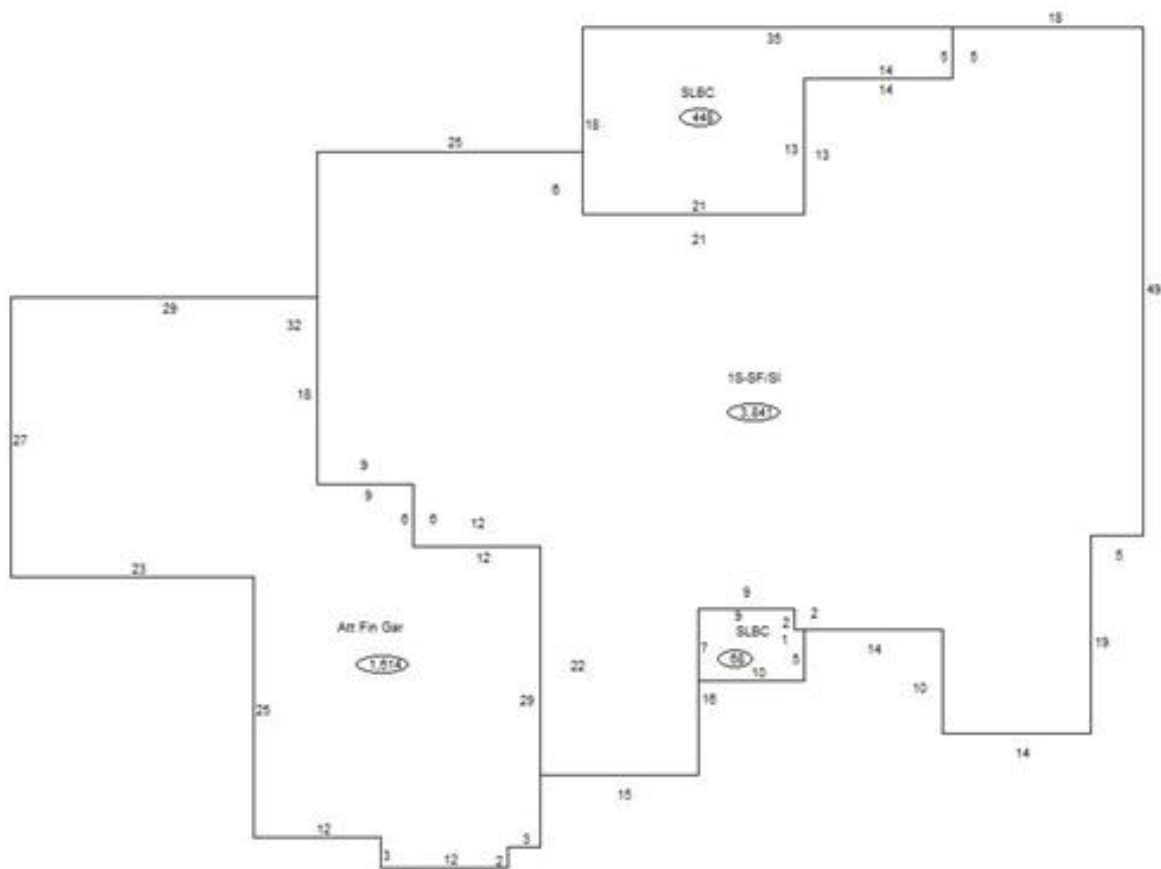
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,841	1.000	3,841
2	G	5		13	Att Fin Gar	1,614	1.000	1,614
3	M	PRCH		13	SLBC	448	1.000	448
4	M	PRCH		13	SLBC	68	1.000	68
Total Building Area						3,841		3,841



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500