




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	660105760			 <p>660105760_001.JPG 8/16/2024</p>						
Parcel ID	000000-0003-006-0-000-00									
Cadastral ID	01-20-14-04190									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	332107									
MOODY, MICHAEL D & JOHANNA J										
18845 E RED FOX TRAIL OWASSO OK 74055-0000										
Parcel Location										
Situs	06477 N DOGWOOD TRL									
Subdivision	HIGHLAND MEADOWS AT STONE CANYON									
Lot/Block	0006 / 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: 36.24812505 -95.77133400				Building Permits						
LOT 6 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON				Number	Description	Opened	Closed	Amount		
				R22 400	R23 NEW SFR 5990 SQ FT	09/2022	08/2024	1,000,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	06/06/2022	135,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	120,585	5,612	11%	617	Assessed	137,709	13,489.97	
Year Frozen		Improvements	1,250,857	1,246,284		137,092	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	1,371,442	1,251,896		137,709	Total Taxable	137,709	13,490.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105760	MOODY, MICHAEL D &			3	1,307,523	0	131,151	12,848.00	
2024	2024-660105760	MOODY, MICHAEL D &			3	5,090	0	560	54.00	
2023	2023-660105760	MOODY, MICHAEL D &			3	135,000	0	14,850	1,392.00	
2022	2022-660105760	MOODY, MICHAEL D &			3	5,090	0	560	55.00	



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6178		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,910.00 x 4.35 = 117,059		
Factor Value			
Adjustments	1.0301		
Lot Value	120,585		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	4,710 / 5,981
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,710
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 2.0
Basement Area	
Garage Type	828 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	1,296,912	216.84	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,231,460 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	151.46	Total Misc Impr	+ 25,519
Roofing Adj	+ 6.19	Garage Cost	+ 137,481
Subfloor Adj	+ -13.30	Total RCN	= 1,218,288
Heat/Cool Adj	+ 24.14	Depreciation (1%)	- 12,183
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,206,105
Adj Base Cost	= 176.44	Lot Value	+ 120,585
Total Area	x 5,981	Indicated Value	= 1,326,690
Adjusted Cost	= 1,055,288	Value Per SqFt	221.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,206,105		
Lot Value	120,585		
Indicated Value	1,326,690	221.82	Per SqFt
Agland Value			
Site Improvements	44,752		
Total Value	1,371,442	229.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	160770	496		496	23.63		11,720
PRCH	Porch	160772	6x4		24	47.06		1,129
PRCH	Porch	160773	10x8		80	46.70		3,736
FPPF	Fireplace - Prefabricated		1		1	8,933.68		8,934



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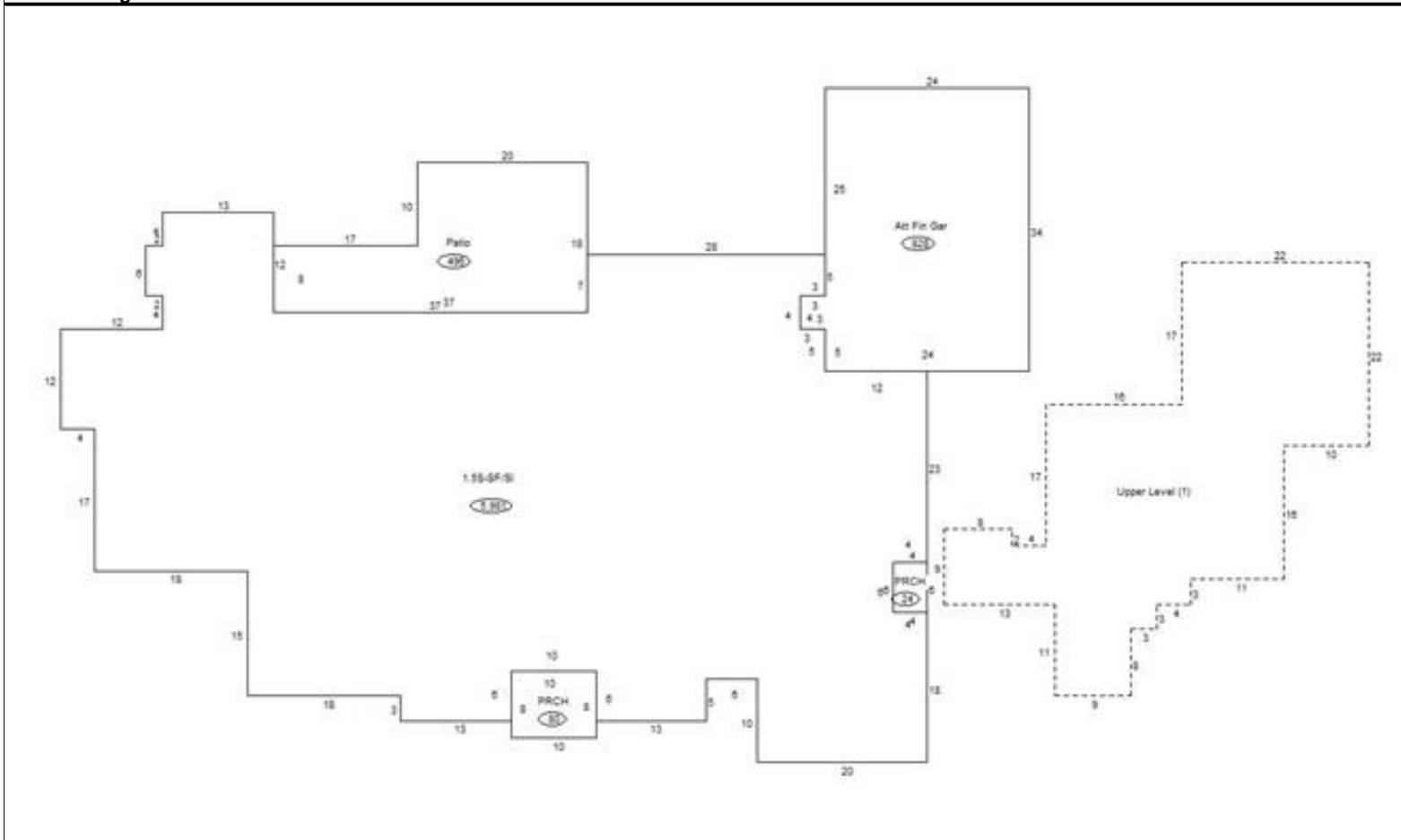
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	4,710	1.270	5,981
2	U	^UL		13	Upper Level (1)	1,271	1.000	1,271
3	M	PATC		13	Patio	496	1.000	496
4	G	5		13	Att Fin Gar	828	1.000	828
5	M	PRCH		13	PRCH	24	1.000	24
6	M	PRCH		13	PRCH	80	1.000	80
Total Building Area						4,710		5,981



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	50x18x0	Concrete		707
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (66.63 x 707)	47,107	47,107	2,355	44,752