



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:33:51
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Assessment Data				Primary Image					
Account	660105765								
Parcel ID	000000-0003-011-0-000-00								
Cadastral ID	01-20-14-04240								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	344214								
HANSEN, NICHOLAS D & LAURA K									
6385 N DOGWOOD TRAIL OWASSO OK 74055-0000									
Parcel Location									
Situs	06385 N DOGWOOD TRL								
Subdivision	HIGHLAND MEADOWS AT STONE CANYON								
Lot/Block	0011 / 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: 36.24661985 -95.77001948				Building Permits					
LOT 11 BLOCK 3 HIGHLAND MEADOWS AT STONE CANYON				Number	Description	Opened	Closed	Amount	
				R22	R23 NEW SFR PER MORTGAGE	06/2022	09/2023	753,681	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HILL HOUSE ENTERPRISES LLC	04/23/2024	1,025,000	YES
					/	C.A.B.O. DEVELOPMENT COMPANY LI	03/31/2022	130,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2025	Land Value	158,478	158,478	11%	17,433	Assessed	118,388	11,597.29
Year Frozen		Improvements	924,991	917,772		100,955	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,083,469	1,076,250		118,388	Total Taxable	118,388	11,597.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105765	HANSEN, NICHOLAS D & LAURA K			3	1,025,000	0	112,750	11,045.00
2024	2024-660105765	HANSEN, NICHOLAS D & LAURA K			3	255,384	0	28,092	2,699.00
2023	2023-660105765	HILL HOUSE ENTERPRISES LLC			3	5,090	0	560	52.00
2022	2022-660105765	HILL HOUSE ENTERPRISES LLC			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	0.6171		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,882.00 x 4.35 = 116,937		
Factor Value			
Adjustments	1.3552		
Lot Value	158,478		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6.5 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,436 / 4,209
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,436
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,087 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	1,005,859	238.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,001,780		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	139.00	Total Misc Impr	+ 94,293
Roofing Adj	+ 6.39	Garage Cost	+ 143,788
Subfloor Adj	+ -10.75	Total RCN	= 934,334
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 9,343
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 924,991
Adj Base Cost	= 165.42	Lot Value	+ 158,478
Total Area	x 4,209	Indicated Value	= 1,083,469
Adjusted Cost	= 696,253	Value Per SqFt	257.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	924,991		
Lot Value	158,478		
Indicated Value	1,083,469	257.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,083,469	257.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158223	7x7		49	46.90		2,298
PRCH	Slab Porch - Covered	158224	37x8		296	44.98		13,314
PRCH	Slab Porch - Covered	158225	528		528	44.15		23,311
EPKS	Enclosed Porch - Kneewall Screen	158226	574		574	48.56		27,873
FPPF	Fireplace - Prefabricated			2023	2	8,933.68		17,867
ODFP	Outdoor Fireplace/Firepit			2023	1	9,630.41		9,630



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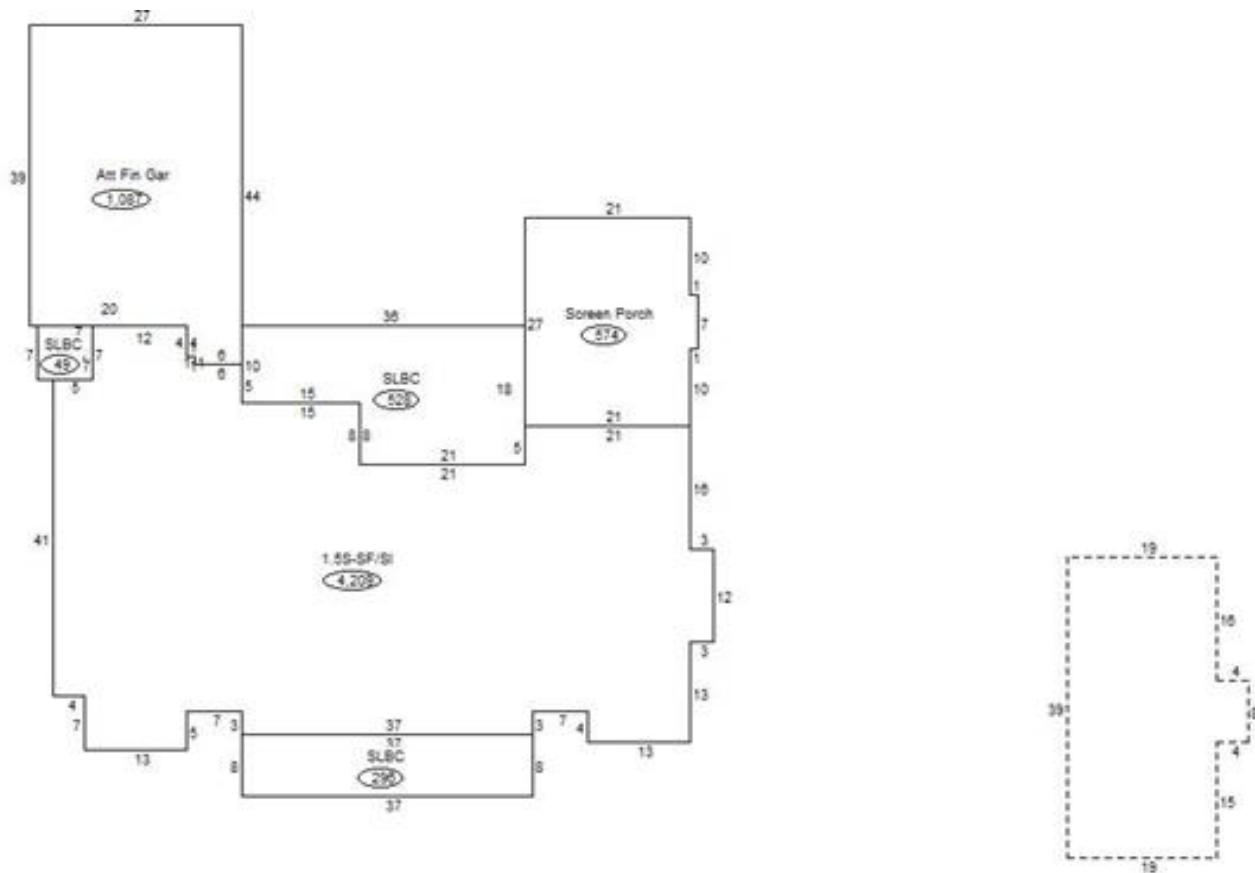
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Sketch Image

660105765



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	3,436	1.225	4,209
2	U	^UL		20	Upper Level (1)	773	1.000	773
3	G	5		20	Att Fin Gar	1,087	1.000	1,087
4	M	PRCH		20	SLBC	49	1.000	49
5	M	PRCH		20	SLBC	296	1.000	296
6	M	PRCH		20	SLBC	528	1.000	528
7	M	EPKS		20	Screen Porch	574	1.000	574
Total Building Area						3,436		4,209