



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660105767 <b>Parcel ID</b> 000000-0003-013-0-000-00 <b>Cadastral ID</b> 01-20-14-04260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 346588 BOLES, GRAYSON MARIE & JOHN LUKE FREEMAN  6337 DOGWOOD TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06337 N DOGWOOD TRL <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0013 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660105767 03/11/25</p> <p>660105767_001.JPG 3/12/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.24600283 -95.76954541 LOT 13 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	0.6483		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,240.00 x 4.35 = 122,844		
Factor Value			
Adjustments	1.6190		
Lot Value	198,884		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,168 / 3,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,168
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	936 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	683,079	215.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	119.29	Total Misc Impr	+ 35,479
Roofing Adj	+ 6.34	Garage Cost	+ 60,297
Subfloor Adj	+ -4.33	Total RCN	= 561,124
Heat/Cool Adj	+ 18.45	Depreciation ( 0%)	- 0
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 561,124
Adj Base Cost	= 146.89	Lot Value	+ 198,884
Total Area	x 3,168	Indicated Value	= 760,008
Adjusted Cost	= 465,348	Value Per SqFt	239.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	561,124		
Lot Value	198,884		
Indicated Value	760,008	239.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	760,008	239.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	169075	9x5		45	37.18		1,673
PATC	Patio - Covered	169076	40x15		600	21.05		12,630
FPR1	Fireplace - Residential 1 Story			1 2025	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit			1 2025	1	5,778.25		5,778
ODRK	Outdoor Kitchen			1 2025	1	7,200.00		7,200



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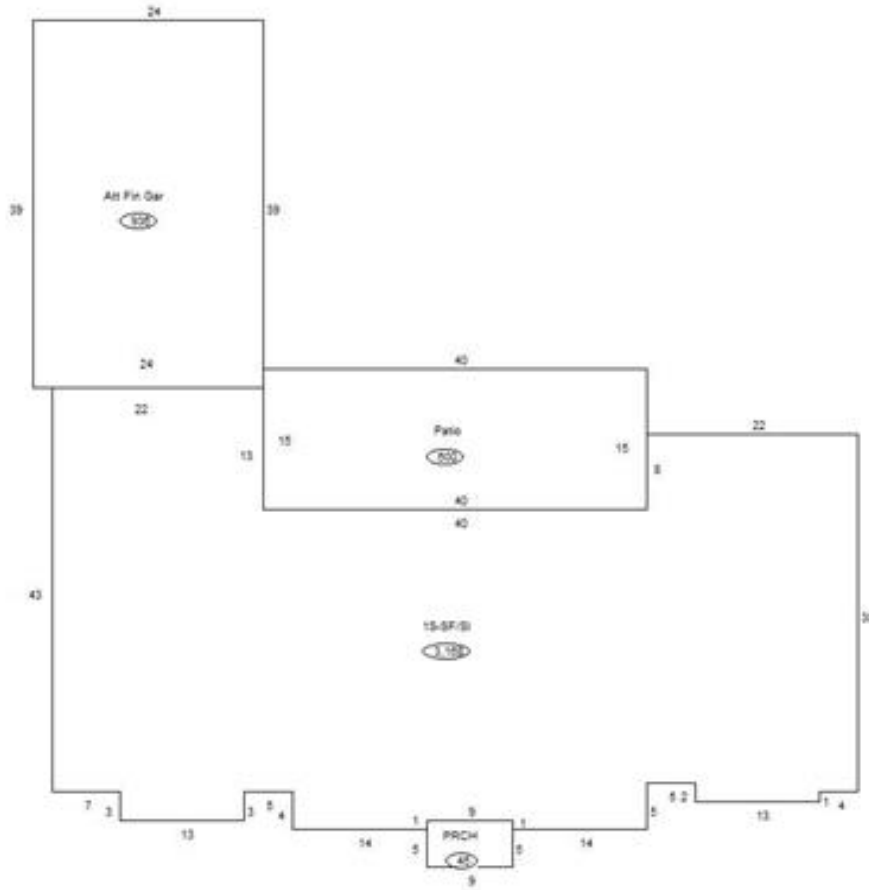
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Sketch Image

660105767



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	3,168	1.000	3,168
2	G	5		13	Att Fin Gar	936	1.000	936
3	M	PRCH		13	PRCH	45	1.000	45
4	M	PATC		13	Patio	600	1.000	600
<b>Total Building Area</b>						<b>3,168</b>		<b>3,168</b>