



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:18
Page 1

Assessment Data				Primary Image						
Account	660105779									
Parcel ID	000000-0006-002-0-000-00									
Cadastral ID	01-20-14-04380									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	3							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	343021									
BROUGHTON, LEE & HALEY										
6319 N BLUE SAGE DR OWASSO OK 74055-0000										
Parcel Location										
Situs	06319 N BLUE SAGE DR									
Subdivision	HIGHLAND MEADOWS AT STONE CANYON									
Lot/Block	0002 / 0006	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: 36.24559691 -95.77119826				Building Permits						
LOT 2 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON				Number	Description	Opened	Closed	Amount		
				R22 324	R23 NEW SFR 3285 SQ FT	08/2022	09/2023	459,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	1ST CHOICE QUALITY BUILDERS LLC	10/31/2023	699,000	YES	
					/	C.A.B.O. DEVELOPMENT COMPANY LI	06/28/2022	98,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	120,000	120,000	11%	13,200	Assessed	76,552	7,499.03	
Year Frozen		Improvements	575,929	575,929		63,352	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	695,929	695,929		76,552	Total Taxable	76,552	7,499.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105779	BROUGHTON, LEE & HALEY			3	667,365	0	73,410	7,191.00	
2024	2024-660105779	BROUGHTON, LEE & HALEY			3	710,450	0	78,150	7,508.00	
2023	2023-660105779	1ST CHOICE QUALITY BUILDERS LLC			3	5,090	0	560	52.00	
2022	2022-660105779	1ST CHOICE QUALITY BUILDERS LLC			3	5,090	0	560	55.00	



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Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6032		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,274.00 x 4.35 = 114,292		
Factor Value			
Adjustments	1.0499		
Lot Value	120,000		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,344 / 3,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,344
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	952 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	657,056	196.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	664,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.56	Total Misc Impr	+ 28,917
Roofing Adj	+ 6.31	Garage Cost	+ 61,328
Subfloor Adj	+ -4.28	Total RCN	= 581,746
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,817
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 575,929
Adj Base Cost	= 146.98	Lot Value	+ 120,000
Total Area	x 3,344	Indicated Value	= 695,929
Adjusted Cost	= 491,501	Value Per SqFt	208.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	575,929		
Lot Value	120,000		
Indicated Value	695,929	208.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	695,929	208.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158230	8x6		48	37.17		1,784
PRCH	Slab Porch - Covered	158231	276		276	36.02		9,942
PATO	Slab Porch - Open	158232	228		228	14.10		3,215
FPR1	Fireplace - Residential 1 Story			1 2023	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit			1 2023	1	5,778.25		5,778



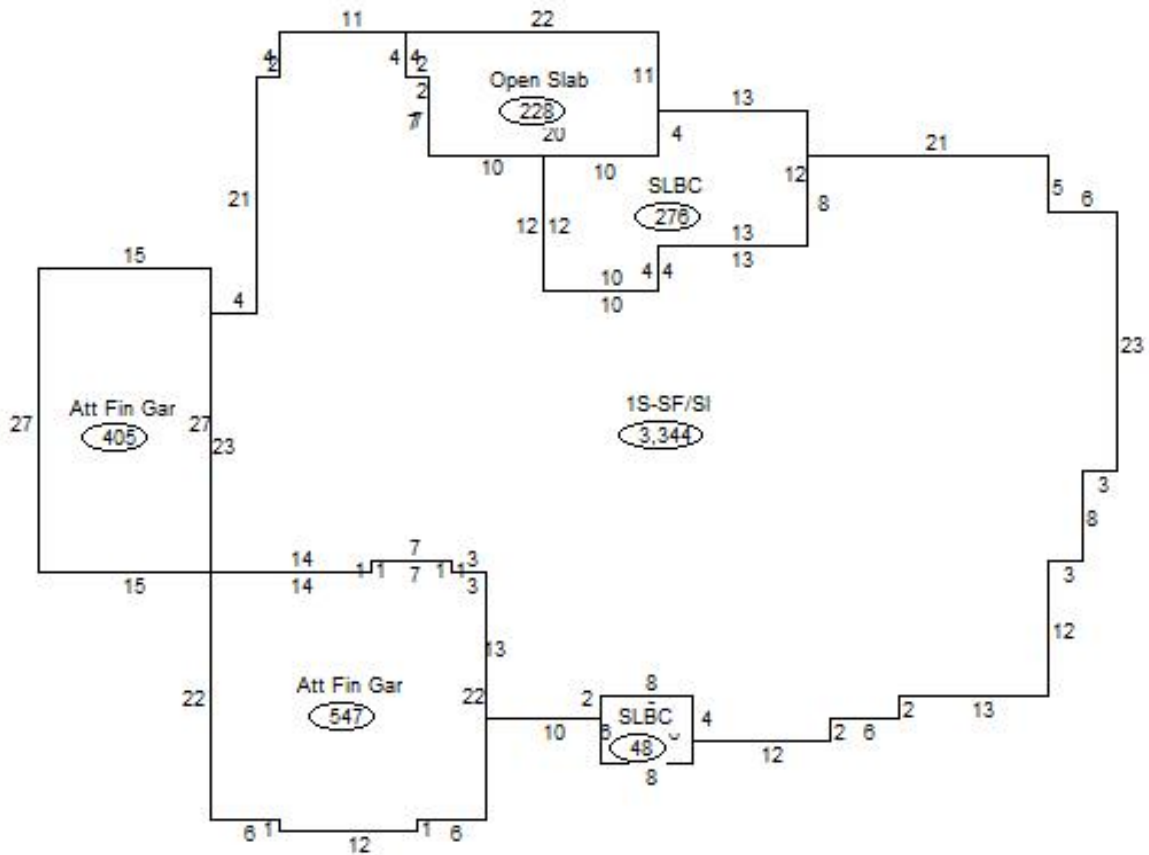
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 Time 10:34:18
 Page 3

Sketch Image

660105779



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,344	1.000	3,344
2	G	5		20	Att Fin Gar	405	1.000	405
3	G	5		20	Att Fin Gar	547	1.000	547
4	M	PRCH		20	SLBC	48	1.000	48
5	M	PRCH		20	SLBC	276	1.000	276
6	M	PATO		20	Open Slab	228	1.000	228
Total Building Area						3,344		3,344