



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:34:21  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105781 <b>Parcel ID</b> 000000-0006-004-0-000-00 <b>Cadastral ID</b> 01-20-14-04400 <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> 344596 DUGAN, LAYNA & JOEL  6363 N BLUESAGE DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06363 N BLUE SAGE DR <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0004 / 0006 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>660105781_001.JPG 5/29/2024</p>																																																	
<b>Legal Description</b> Lot/Long: 36.24622796 -95.77166036 LOT 4 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON																																																						
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 Time 10:34:22  
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5963		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,976.00 x 4.35 = 112,996		
Factor Value			
Adjustments	2.0841		
Lot Value	235,497		



660105781\_001.JPG 5/29/2024

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	3,539 / 3,539
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,539
Fixture/RghIn	/
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	824 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	723,195	204.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	698,500		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.01	Total Misc Impr	+ 23,730
Roofing Adj	+ 6.26	Garage Cost	+ 53,082
Subfloor Adj	+ -4.30	Total RCN	= 588,127
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 5,881
Plumbing Adj	+ 8.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 582,246
Adj Base Cost	= 144.48	Lot Value	+ 235,497
Total Area	x 3,539	Indicated Value	= 817,743
Adjusted Cost	= 511,315	Value Per SqFt	231.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,246		
Lot Value	235,497		
Indicated Value	817,743	231.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	817,743	231.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160777	8x6		48	37.17		1,784
PATC	Patio - Covered	160778	566		566	21.05		11,914
PRCH	Porch	160779	11x6		66	37.11		2,449
FPPF	Fireplace - Prefabricated		1		1	7,583.24		7,583

