



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 660105782 Parcel ID 000000-0006-005-0-000-00 Cadastral ID 01-20-14-04410 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342475 WEST, HAYDEN & COURTNEY 6385 N BLUESAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06385 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0005 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">12/07/2022</p> <p>\\tsclient\T\ROB STUFF\2022-12-7\IMG_0001.JPG 12/7/2022</p>																													
Legal Description Lat/Long: 36.24653046 -95.77187748 LOT 5 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON																																		
Exemptions					Building Permits																													
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2024	Land Value	163,004	163,004	11%	17,930	Assessed	91,804	8,993.12																									
Year Frozen		Improvements	671,589	671,589		73,874	Penalty	0																										
Uncapped Value	67,413	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	834,593	834,593		91,804	Total Taxable	91,804	8,993.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660105782	WEST, HAYDEN & COURTNEY	3	732,442	0	80,568	7,892.00																											
2024	2024-660105782	WEST, HAYDEN & COURTNEY	3	765,261	0	84,178	8,087.00																											
2023	2023-660105782	WEST, HAYDEN & COURTNEY	3	234,734	0	25,821	2,420.00																											
2022	2022-660105782	SIXTHDAY PROPERTIES 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	0.6055		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,374.00 x 4.35 = 114,727		
Factor Value			
Adjustments	1.4208		
Lot Value	163,004		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Frame, Siding, Wood
Base/Total Area	2,796 / 4,057
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,796
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	825 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	793,814	195.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	909,240		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.62	Total Misc Impr	+ 33,758
Roofing Adj	+ 4.45	Garage Cost	+ 53,147
Subfloor Adj	+ -3.02	Total RCN	= 616,506
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 12,330
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 604,176
Adj Base Cost	= 130.54	Lot Value	+ 163,004
Total Area	x 4,057	Indicated Value	= 767,180
Adjusted Cost	= 529,601	Value Per SqFt	189.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	604,176		
Lot Value	163,004		
Indicated Value	767,180	189.10	Per SqFt
Agland Value			
Site Improvements	67,413		
Total Value	834,593	205.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	7,583.24		7,583
PRCH	Slab Porch - Covered	156038	18x8		144	36.68		5,282
PRCH	Porch	156039	599		599	34.88		20,893



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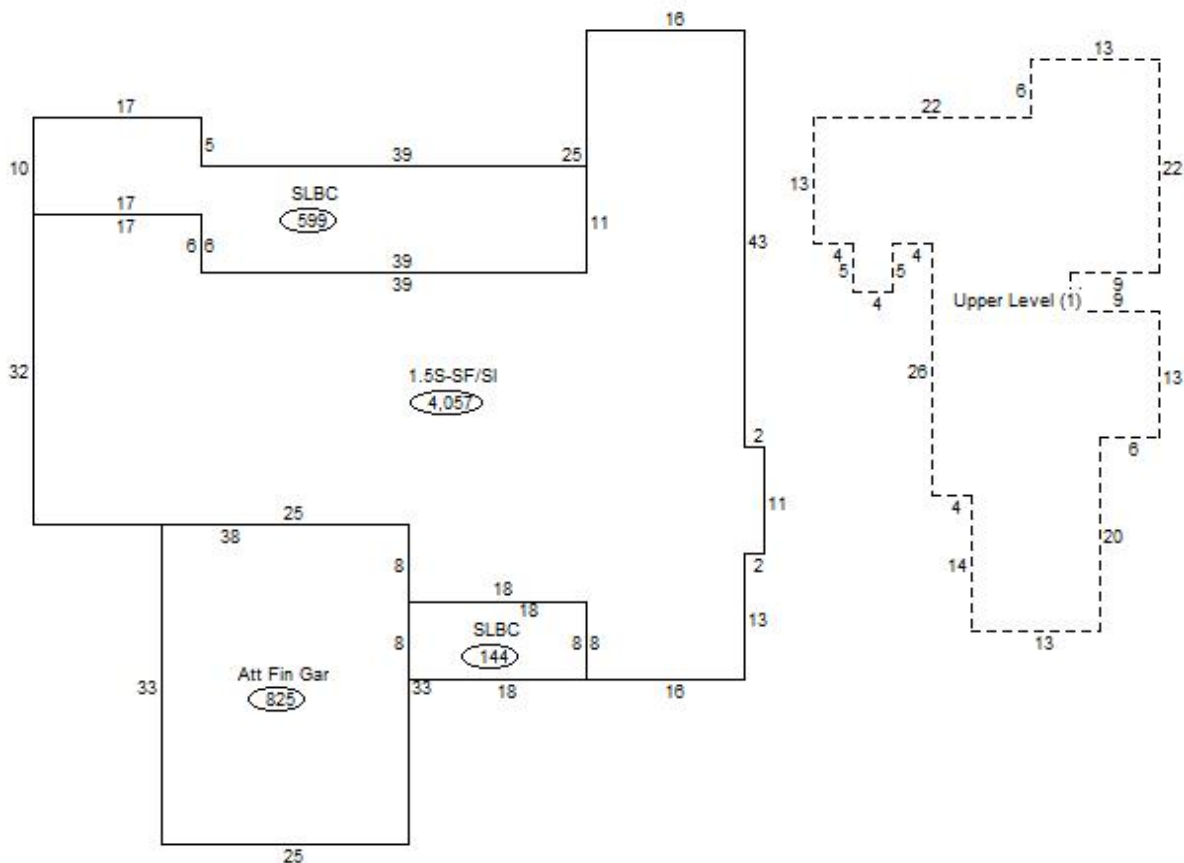
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,796	1.451	4,057
2	G	5		20	Att Fin Gar	825	1.000	825
3	M	PRCH		20	SLBC	144	1.000	144
4	M	PRCH		20	SLBC	599	1.000	599
5	U	^UL		20	Upper Level (1)	1,261	1.000	1,261
Total Building Area						2,796		4,057



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x40x0	Concrete		1,040
	Qual	6	Cond 6	Year	2025	Eff Age 0
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (64.82 x 1,040)	67,413	67,413		67,413