



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:34:25
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Assessment Data					Primary Image																																																	
Account 660105783 Parcel ID 000000-0006-006-0-000-00 Cadastral ID 01-20-14-04420 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 349382 JOHNSON, AARON WADE & SYDNEY DIANE 6407 N BLUE SAGE DR OWASSO OK 74055-0000 Parcel Location Situs 06407 N BLUE SAGE DR Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0006 / 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: 36.24683886 -95.77209016																																																						
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6097		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,560.00 x 4.35 = 115,536		
Factor Value			
Adjustments	1.4554		
Lot Value	168,154		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-24\IMG_0001.JF 8/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,336 / 4,193
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,336
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,050 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	846,578	201.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	1,001,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.31	Total Misc Impr	+ 42,853
Roofing Adj	+ 4.04	Garage Cost	+ 85,932
Subfloor Adj	+ -3.83	Total RCN	= 724,317
Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 14,486
Plumbing Adj	+ 7.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 709,831
Adj Base Cost	= 142.03	Lot Value	+ 168,154
Total Area	x 4,193	Indicated Value	= 877,985
Adjusted Cost	= 595,532	Value Per SqFt	209.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	709,831		
Lot Value	168,154		
Indicated Value	877,985	209.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	877,985	209.39	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	154823	454		454	43.56	19,776
PRCH	Slab Porch - Covered	154824	293		293	44.30	12,980
FPR2	Fireplace - Residential 2 Story			1	1	10,097.14	10,097



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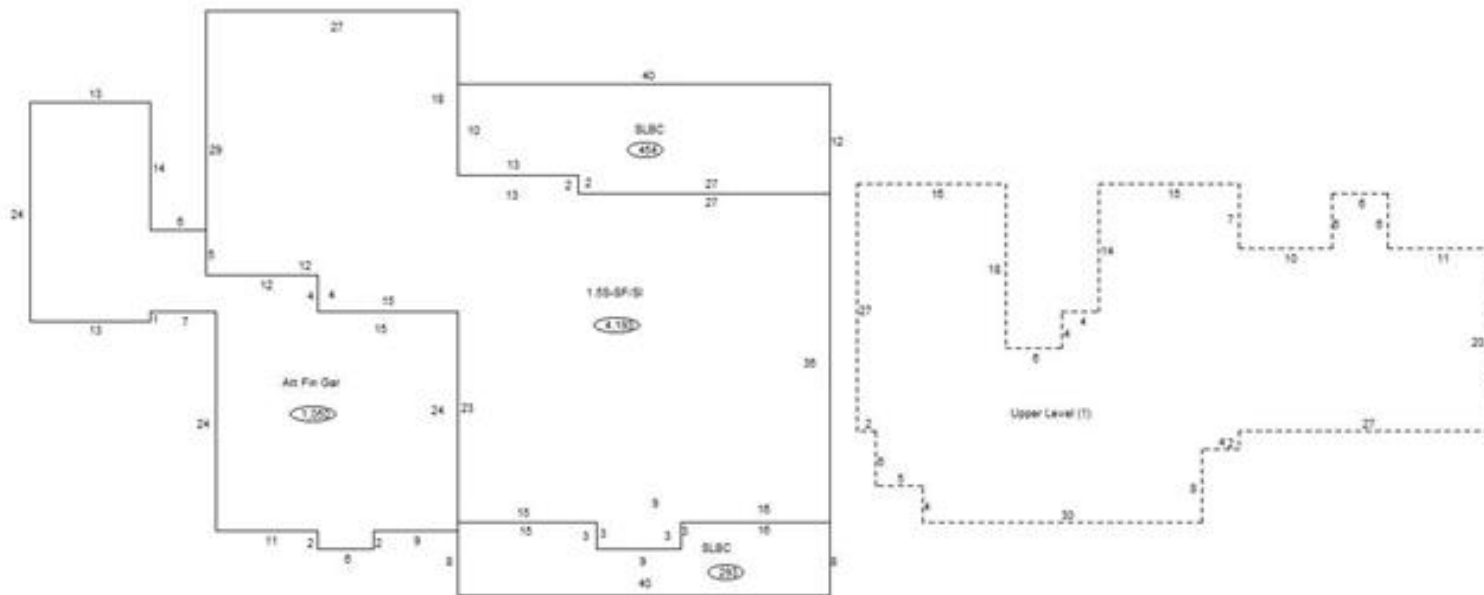
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Sketch Image

660105783



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,336	1.795	4,193
2	M	PRCH		13	SLBC	454	1.000	454
3	M	PRCH		13	SLBC	293	1.000	293
4	G	5		13	Att Fin Gar	1,050	1.000	1,050
5	U	^UL		13	Upper Level (1)	1,857	1.000	1,857
Total Building Area						2,336		4,193