



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:34:31  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105786 <b>Parcel ID</b> 000000-0006-009-0-000-00 <b>Cadastral ID</b> 01-20-14-04450 <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> 314386 MCNEAL, JANETTE REVOC TRUST  6474 N DOGWOOD TRL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06474 N DOGWOOD TRL <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0009 / 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>\\tsclient\T\ROB STUFF\2023-6-30\IMG_0001.JPG 6/30/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.24771799 -95.77194934 LOT 9 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON																																																						
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21 000452</td> <td>R23- NEW 4206 SQ FT SFR</td> <td>12/2021</td> <td>06/2023</td> <td>450,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000452	R23- NEW 4206 SQ FT SFR	12/2021	06/2023	450,000																									
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6206	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	27,034.00 x 4.35 = 117,598	
Factor Value		
Adjustments	1.0000	
Lot Value	117,598	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Stucco
Base/Total Area	4,210 / 4,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,210
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,940 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	773,078	183.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	955,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.44	Total Misc Impr	+ 54,127
Roofing Adj	+ 6.18	Garage Cost	+ 124,975
Subfloor Adj	+ -4.18	Total RCN	= 765,134
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 7,651
Plumbing Adj	+ 6.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 757,483
Adj Base Cost	= 139.20	Lot Value	+ 117,598
Total Area	x 4,210	Indicated Value	= 875,081
Adjusted Cost	= 586,032	Value Per SqFt	207.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	757,483		
Lot Value	117,598		
Indicated Value	875,081	207.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	875,081	207.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157621	833		833	34.06		28,372
PRCH	Slab Porch - Covered	157622	12x7		84	37.04		3,111
PATO	Slab Porch - Open	157623	18x18		324	12.32		3,992
SHLT	STORM SHELTER A/G			2024	1	0.00		
FPR1	Fireplace - Residential 1 Story				1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit				1	5,778.25		5,778
GENR	Generator - Residential Standby				1	4,676.00		4,676

