



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:34:33
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Assessment Data					Primary Image																																																	
Account 660105787 Parcel ID 000000-0006-010-0-000-00 Cadastral ID 01-20-14-04460 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339876 YUNT, KEVIN J & COURTNEY 6458 N DOGWOOD TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06458 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0010 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5918		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	25,780.00 x 4.35 = 112,143		
Factor Value			
Adjustments	1.7389		
Lot Value	195,000		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	7 - Semi Luxury
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Stucco 25% Veneer, Masonry
Base/Total Area	3,770 / 4,818
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,770
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,030 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	1,146,498 237.96 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,242,200 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	1,060,012
Lot Value	195,000
Indicated Value	1,255,012 260.48 Per SqFt
Agland Value	
Site Improvements	39,780
Total Value	1,294,792 268.74 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	151.77	Total Misc Impr	+	45,226
Roofing Adj	+ 6.36	Garage Cost	+	171,021
Subfloor Adj	+ -13.73	Total RCN	=	1,070,719
Heat/Cool Adj	+ 24.14	Depreciation (1%)	-	10,707
Plumbing Adj	+ 8.81	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	1,060,012
Adj Base Cost	= 177.35	Lot Value	+	195,000
Total Area	x 4,818	Indicated Value	=	1,255,012
Adjusted Cost	= 854,472	Value Per SqFt		260.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155578	8x5		40	46.96		1,878
PRCH	Slab Porch - Covered	155579	668		668	43.47		29,038
FPPF	Fireplace - Prefabricated			1	1	8,933.68		8,934
GENR	Generator - Residential Standby			1	1	5,376.00		5,376
SHLT	ABOVE GROUND			1	2024	1	0.00	



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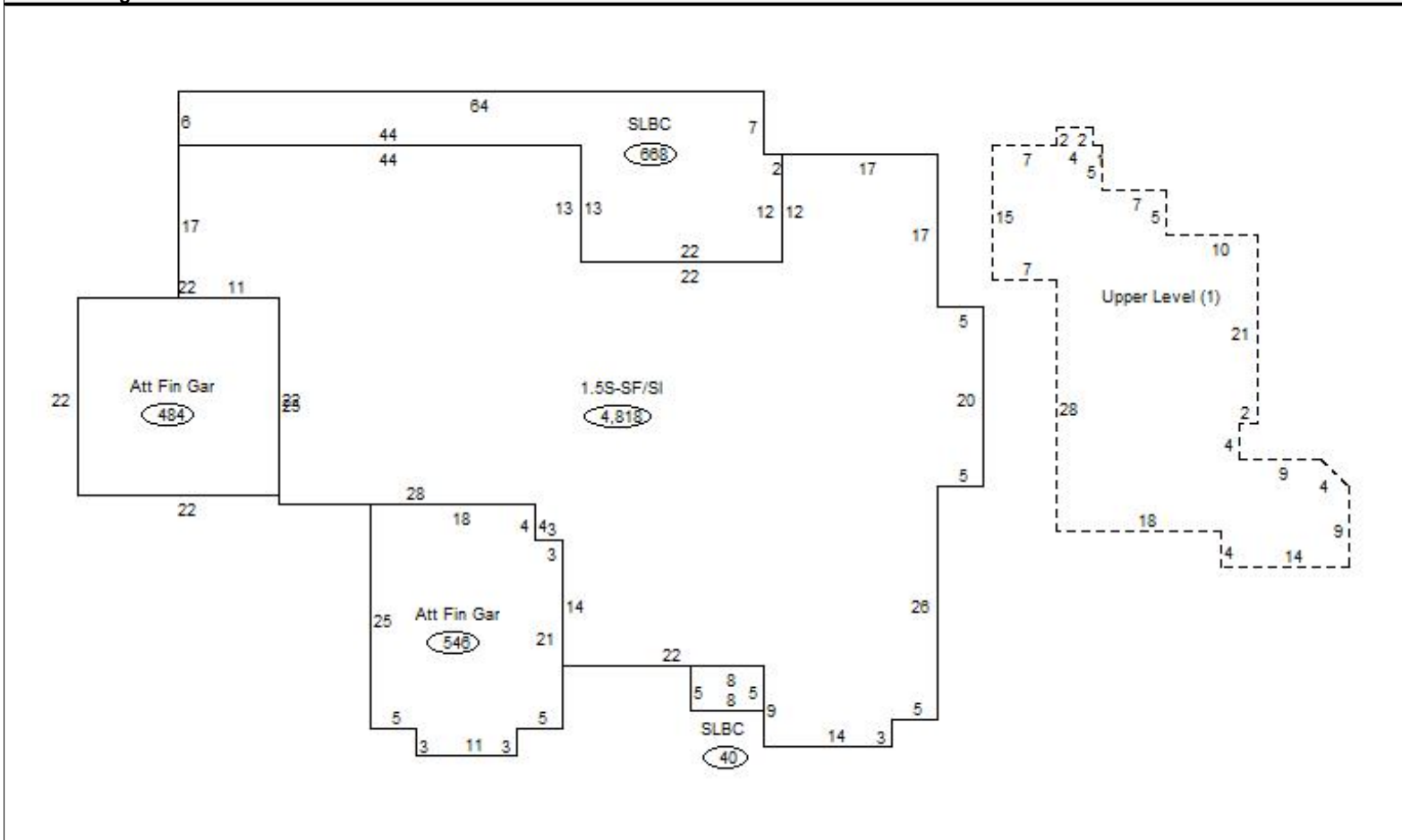
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Sketch Image

660105787



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	3,770	1.278	4,818
2	G	5		20	Att Fin Gar	484	1.000	484
3	G	5		20	Att Fin Gar	546	1.000	546
4	M	PRCH		20	SLBC	40	1.000	40
5	M	PRCH		20	SLBC	668	1.000	668
6	U	^UL		20	Upper Level (1)	1,048	1.000	1,048
Total Building Area						3,770		4,818



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	33x20x0	Concrete		660
	Qual	6	Cond 3	Year 2023	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (66.97 x 660)	44,200	44,200	4,420	39,780



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LOT TYPE GATED Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Stucco 30% Veneer, Masonry
Base/Total Area	850 / 850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	850
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	258,753	304.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	147.75	Total Misc Impr	+ 29,755				
Roofing Adj	+ 8.12	Garage Cost	+ 0				
Subfloor Adj	+ -5.58	Total RCN	= 184,115				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 3,682				
Plumbing Adj	+ 12.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 180,433				
Adj Base Cost	= 181.60	Lot Value	+ 0				
Total Area	x 850	Indicated Value	= 180,433				
Adjusted Cost	= 154,360	Value Per SqFt	212.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,433		
Lot Value			
Indicated Value	180,433	212.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,433	212.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159095	25x19		475	35.32		16,777
ODFP	Outdoor Fireplace/Firepit			1 2023	1	5,778.25		5,778
ODRK	Outdoor Kitchen			1 2023	1	7,200.00		7,200



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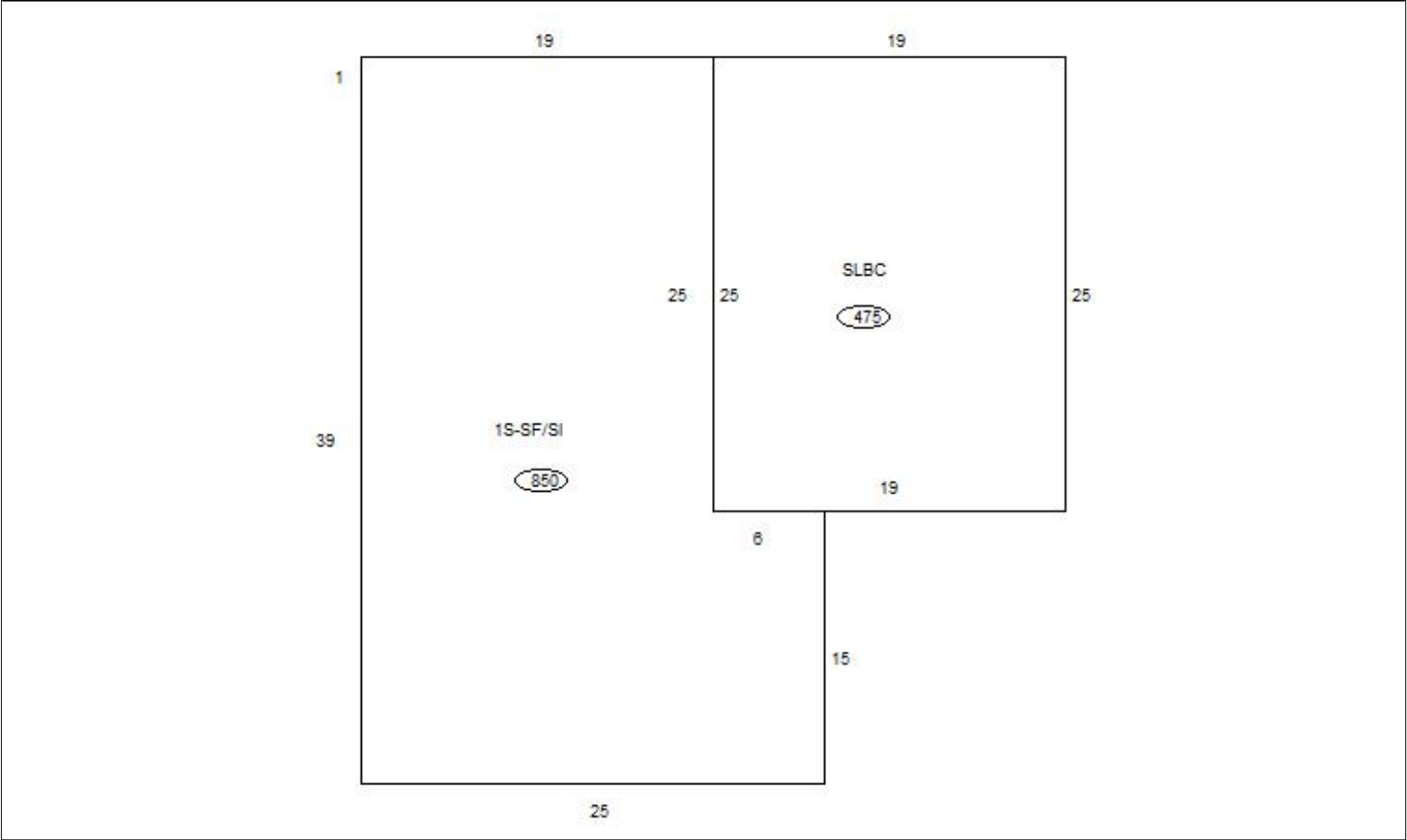
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Total Building Area						850		850