



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:34:37
 Page 1

Assessment Data					Primary Image																																																	
Account 660105789 Parcel ID 000000-0006-012-0-000-00 Cadastral ID 01-20-14-04480 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338387 NASCIMENTO, CLAUDIO C & PRISCILA 6420 N DOGWOOD TRL OWASSO OK 74055-0000 Parcel Location Situs 06420 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0012 / 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 Lot/Long: 36.24678965 -95.77124028 LOT 12 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON										Building Permits <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 000244</td> <td>R23- NEW 4290 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>525,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000244	R23- NEW 4290 SQ FT SFR	08/2021	08/2022	525,000																														
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6102		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	26,580.00 x 4.35 = 115,623		
Factor Value			
Adjustments	1.3566		
Lot Value	156,860		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-24\IMG_0005.JF 8/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	3,718 / 5,057
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,718
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	859
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	1,016,993 201.11 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,073,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	750,003
Lot Value	156,860
Indicated Value	906,863 179.33 Per SqFt
Agland Value	
Site Improvements	
Total Value	906,863 179.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.94	Total Misc Impr	+ 37,715
Roofing Adj	+ 5.38	Garage Cost	+
Subfloor Adj	+ -6.26	Total RCN	= 757,579
Heat/Cool Adj	+ 21.74	Depreciation (1%)	- 7,576
Plumbing Adj	+ 7.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 750,003
Adj Base Cost	= 142.35	Lot Value	+ 156,860
Total Area	x 5,057	Indicated Value	= 906,863
Adjusted Cost	= 719,864	Value Per SqFt	179.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	9,658.49		9,658
PRCH	Slab Porch - Covered	154828	34x9		306	44.92		13,746
PRCH	Slab Porch - Covered	154830	95		95	46.60		4,427
PRCH	Slab Porch - Covered	154840	24x9		216	45.76		9,884

