



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660105791 <b>Parcel ID</b> 000000-0006-014-0-000-00 <b>Cadastral ID</b> 01-20-14-04500 <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> 335656 CRAIG, DAVID & BEVERLY  6378 N DOGWOOD TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06378 N DOGWOOD TRL <b>Subdivision</b> HIGHLAND MEADOWS AT STONE CANYON <b>Lot/Block</b> 0014 / 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																																																																
<b>Legal Description</b> Lat/Long: 36.24618593 -95.77081820 LOT 14 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON																																																																
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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6716		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	29,254.00 x 4.35 = 127,255		
Factor Value			
Adjustments	1.1002		
Lot Value	140,000		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-24\IMG\_0013.JF 8/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,256 / 3,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,256
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,083 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	617,721	189.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	702,920		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.84	Total Misc Impr	+ 39,844
Roofing Adj	+ 5.95	Garage Cost	+ 65,706
Subfloor Adj	+ -4.30	Total RCN	= 559,534
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 11,191
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 548,343
Adj Base Cost	= 139.43	Lot Value	+ 140,000
Total Area	x 3,256	Indicated Value	= 688,343
Adjusted Cost	= 453,984	Value Per SqFt	211.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	548,343		
Lot Value	140,000		
Indicated Value	688,343	211.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	688,343	211.41	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,721.18	7,721
PRCH	Slab Porch - Covered	154859	692		692	33.87	23,438
PRCH	Slab Porch - Covered	154860	245		245	35.45	8,685



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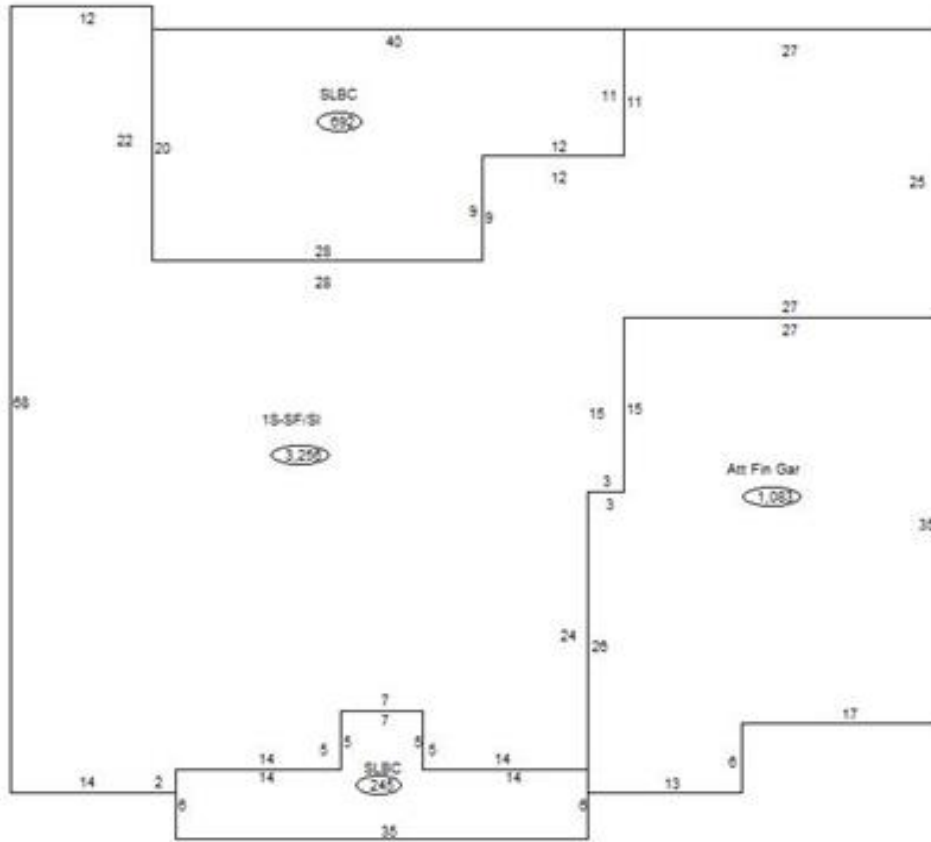
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### Sketch Image

660105791



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,256	1.000	3,256
2	G	5		13	Att Fin Gar	1,083	1.000	1,083
3	M	PRCH		13	SLBC	692	1.000	692
4	M	PRCH		13	SLBC	245	1.000	245
<b>Total Building Area</b>						3,256		3,256