



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:43
Page 1

Assessment Data					Primary Image																																																	
Account 660105792 Parcel ID 000000-0006-015-0-000-00 Cadastral ID 01-20-14-04510 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339399 SEBASTIAN, KATHERINE J & CHRISTOPHER M 6356 N DOGWOOD TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06356 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0015 / 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: 36.24587225 -95.77057718																																																						
Legal Description LOT 15 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>R23 038</td> <td>R24 NEW POOL</td> <td>06/2023</td> <td>11/2023</td> <td>20,000</td> </tr> <tr> <td>R21</td> <td>R23- NEW SFR PER MRTGE PPRWRK</td> <td>11/2021</td> <td>08/2022</td> <td>539,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 038	R24 NEW POOL	06/2023	11/2023	20,000	R21	R23- NEW SFR PER MRTGE PPRWRK	11/2021	08/2022	539,750																														
Number	Description	Opened	Closed	Amount																																																		
R23 038	R24 NEW POOL	06/2023	11/2023	20,000																																																		
R21	R23- NEW SFR PER MRTGE PPRWRK	11/2021	08/2022	539,750																																																		
Exemptions <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> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	/					/					Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>HENSLEY CUSTOM HOMES LLC</td> <td>08/24/2022</td> <td>710,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>10/26/2021</td> <td>100,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	HENSLEY CUSTOM HOMES LLC	08/24/2022	710,000	YES	/	C.A.B.O. DEVELOPMENT COMPANY LI	10/26/2021	100,000	15															
Code	Type	Active	Maximum	Exemption																																																		
/																																																						
/																																																						
Bk/Pg	Grantor	Date	Price	Code																																																		
/	HENSLEY CUSTOM HOMES LLC	08/24/2022	710,000	YES																																																		
/	C.A.B.O. DEVELOPMENT COMPANY LI	10/26/2021	100,000	15																																																		
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>142,077</td> <td>142,077</td> <td>11%</td> <td>15,628</td> <td>Assessed</td> <td>78,360 7,676.15</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>570,295</td> <td>570,295</td> <td></td> <td>62,732</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>712,372</td> <td>712,372</td> <td></td> <td>78,360</td> <td>Total Taxable</td> <td>78,360 7,676.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value	142,077	142,077	11%	15,628	Assessed	78,360 7,676.15	Year Frozen		Improvements	570,295	570,295		62,732	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	712,372	712,372		78,360	Total Taxable	78,360 7,676.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	2023	Land Value	142,077	142,077	11%	15,628	Assessed	78,360 7,676.15																																														
Year Frozen		Improvements	570,295	570,295		62,732	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																														
TIF Project ID	0	Total Value	712,372	712,372		78,360	Total Taxable	78,360 7,676.00																																														
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660105792</td> <td>SEBASTIAN, KATHERINE J &</td> <td>3</td> <td>689,924</td> <td>0</td> <td>75,891</td> <td>7,434.00</td> </tr> <tr> <td>2024</td> <td>2024-660105792</td> <td>SEBASTIAN, KATHERINE J &</td> <td>3</td> <td>721,295</td> <td>0</td> <td>79,342</td> <td>7,622.00</td> </tr> <tr> <td>2023</td> <td>2023-660105792</td> <td>SEBASTIAN, KATHERINE J &</td> <td>3</td> <td>710,000</td> <td>0</td> <td>78,100</td> <td>7,319.00</td> </tr> <tr> <td>2022</td> <td>2022-660105792</td> <td>SEBASTIAN, KATHERINE J &</td> <td>3</td> <td>5,090</td> <td>0</td> <td>560</td> <td>55.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660105792	SEBASTIAN, KATHERINE J &	3	689,924	0	75,891	7,434.00	2024	2024-660105792	SEBASTIAN, KATHERINE J &	3	721,295	0	79,342	7,622.00	2023	2023-660105792	SEBASTIAN, KATHERINE J &	3	710,000	0	78,100	7,319.00	2022	2022-660105792	SEBASTIAN, KATHERINE J &	3	5,090	0	560	55.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660105792	SEBASTIAN, KATHERINE J &	3	689,924	0	75,891	7,434.00																																															
2024	2024-660105792	SEBASTIAN, KATHERINE J &	3	721,295	0	79,342	7,622.00																																															
2023	2023-660105792	SEBASTIAN, KATHERINE J &	3	710,000	0	78,100	7,319.00																																															
2022	2022-660105792	SEBASTIAN, KATHERINE J &	3	5,090	0	560	55.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:43
Page 2

Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6698		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	29,174.00 x 4.35 = 126,907		
Factor Value			
Adjustments	1.1195		
Lot Value	142,077		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-24\IMG_0017.JF 8/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	3,350 / 3,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,350
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	868 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	666,090	198.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	673,750 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.88	Total Misc Impr	+ 30,875
Roofing Adj	+ 6.31	Garage Cost	+ 55,917
Subfloor Adj	+ -4.27	Total RCN	= 576,897
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 11,538
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 565,359
Adj Base Cost	= 146.30	Lot Value	+ 142,077
Total Area	x 3,350	Indicated Value	= 707,436
Adjusted Cost	= 490,105	Value Per SqFt	211.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	565,359		
Lot Value	142,077		
Indicated Value	707,436	211.17	Per SqFt
Agland Value			
Site Improvements	4,936		
Total Value	712,372	212.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154863	513		513	35.18		18,047
PRCH	Slab Porch - Covered	154865	13x11		143	36.68		5,245
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583



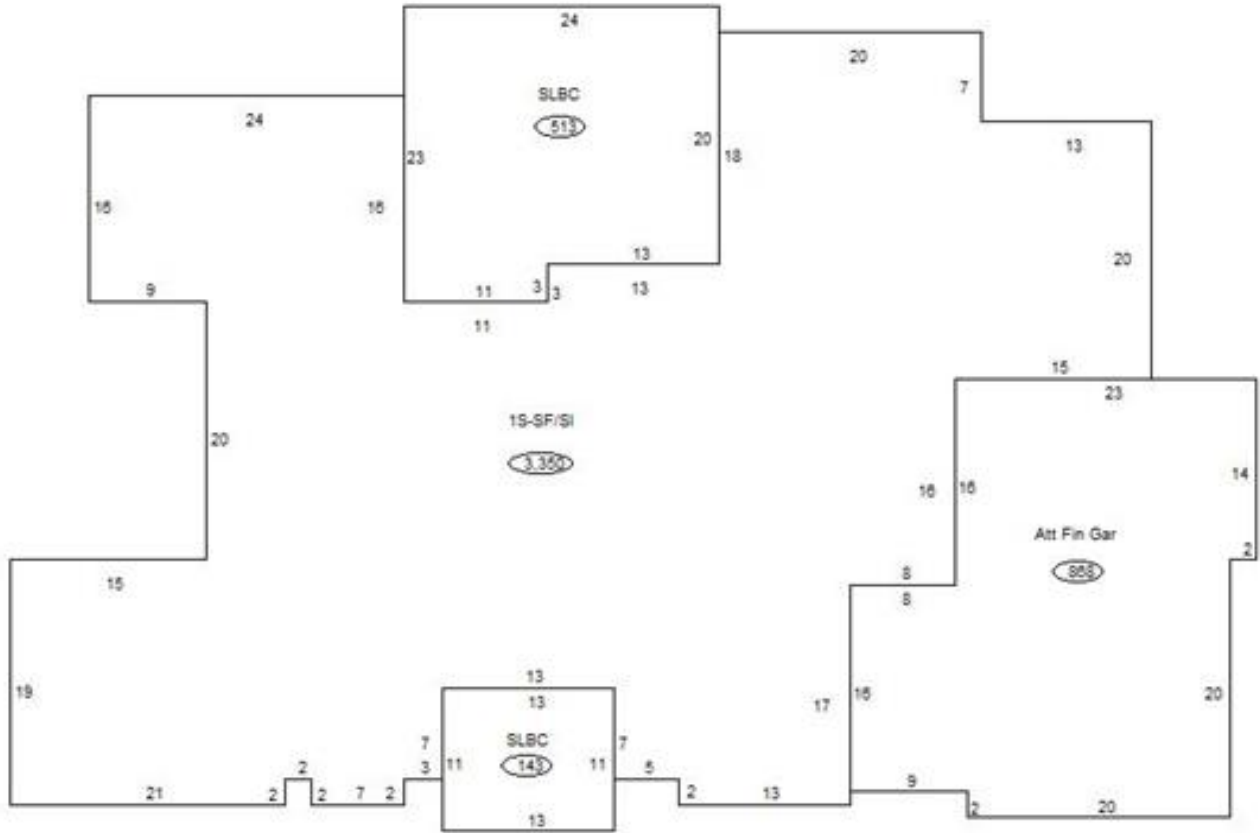
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:34:43
 Page 3

Sketch Image

660105792



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,350	1.000	3,350
2	M	PRCH		13	SLBC	513	1.000	513
3	G	5		13	Att Fin Gar	868	1.000	868
4	M	PRCH		13	SLBC	143	1.000	143
Total Building Area						3,350		3,350



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:43
Page 4

660105792

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	10x10x0	Concrete		100
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (54.85 x 100) 5,485		5,485	549	4,936

SPLG	Qual	Cond	Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (54.85 x)				