



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:46
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Assessment Data				Primary Image															
Account 660105794 Parcel ID 000000-0006-017-0-000-00 Cadastral ID 01-20-14-04530 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340884 FRANKFIELD, TODD & HOLLY 6312 N DOGWOOD TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06312 N DOGWOOD TRL Subdivision HIGHLAND MEADOWS AT STONE CANYON Lot/Block 0017 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2022-10-17\IMG_0001.JPG 10/17/2022</p>															
Legal Description Lat/Long: 36.24525732 -95.77007517										Building Permits									
LOT 17 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON				<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 000372</td> <td>R23- NEW 4417 SQ FT SFR</td> <td>09/2021</td> <td>10/2022</td> <td>450,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 000372	R23- NEW 4417 SQ FT SFR	09/2021	10/2022	450,000
Number	Description	Opened	Closed	Amount															
R21 000372	R23- NEW 4417 SQ FT SFR	09/2021	10/2022	450,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	HILL HOUSE ENTERPRISES LLC	02/22/2023	970,000	YES										
					/	C.A.B.O. DEVELOPMENT COMPANY LI	09/20/2021	100,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	304,003	304,003	11%	33,440	Assessed	107,746										
Year Frozen			Improvements	675,506	675,506		74,306	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0.00										
TIF Project ID	0		Total Value	979,509	979,509		107,746	Total Taxable	107,746										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105794	FRANKFIELD, TODD & HOLLY			3	936,637	0	103,030	10,093.00										
2024	2024-660105794	FRANKFIELD, TODD & HOLLY			3	971,265	0	106,839	10,264.00										
2023	2023-660105794	FRANKFIELD, TODD & HOLLY			3	374,259	0	41,168	3,858.00										
2022	2022-660105794	HILL HOUSE ENTERPRISES LLC			3	100,000	0	11,000	1,078.00										



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Lot Data		Square-Foot - NBHD 1041 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.654		
Topography			
Street Access			
Utilities			
Amenities	LOT TYPE		0
	GATED		0
Method	Square-Foot		
Base Lot Value	28,487.00 x 4.35 = 123,918		
Factor Value			
Adjustments	2.4533		
Lot Value	304,003		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	3,015 / 4,418
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,015
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	912 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	891,713 201.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	922,870 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	675,506
Lot Value	304,003
Indicated Value	979,509 221.71 Per SqFt
Agland Value	
Site Improvements	
Total Value	979,509 221.71 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.04	Total Misc Impr	+ 50,413
Roofing Adj	+ 4.35	Garage Cost	+ 58,751
Subfloor Adj	+ -2.98	Total RCN	= 689,292
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 13,786
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 675,506
Adj Base Cost	= 131.31	Lot Value	+ 304,003
Total Area	x 4,418	Indicated Value	= 979,509
Adjusted Cost	= 580,128	Value Per SqFt	221.71

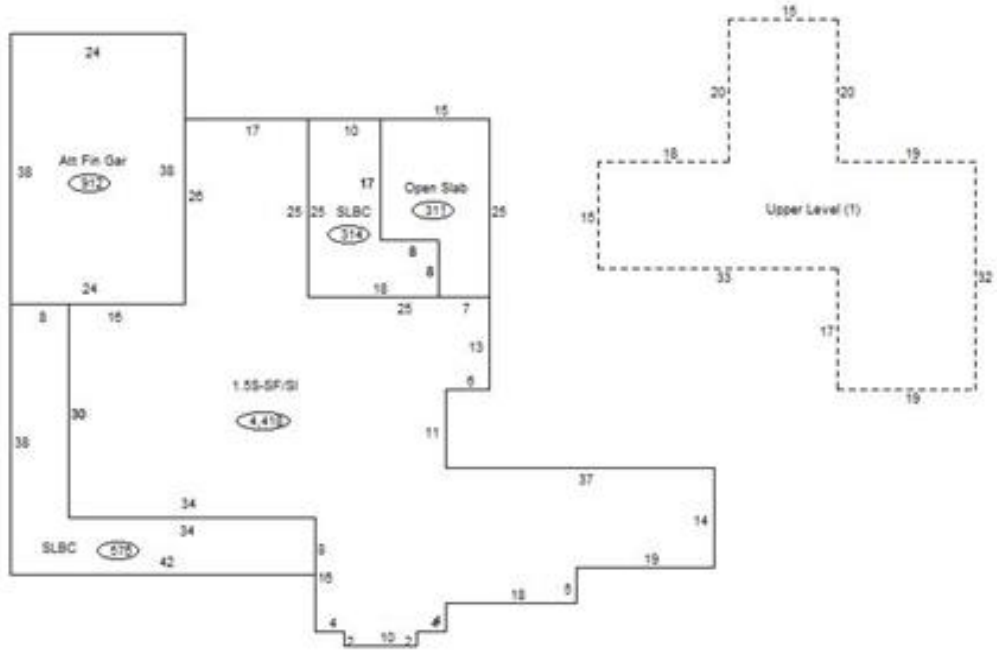
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		2	2	7,583.24		15,166
PRCH	Slab Porch - Covered	155571	314		314	35.88		11,266
PATO	Slab Porch - Open	155573	311		311	12.36		3,844
PRCH	Slab Porch - Covered	155574	576		576	34.96		20,137



Sketch Image

660105794



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	3,015	1.465	4,418
2	M	PRCH		20	SLBC	314	1.000	314
3	G	5		20	Att Fin Gar	912	1.000	912
4	M	PATO		20	Open Slab	311	1.000	311
5	M	PRCH		20	SLBC	576	1.000	576
6	U	^UL		20	Upper Level (1)	1,403	1.000	1,403
Total Building Area						3,015		4,418