



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:07:00
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Assessment Data					Primary Image																																																	
Account 660108150 Parcel ID 000223-0002-001-0-000-00 Cadastral ID 02-20-14-06020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347570 COLLOGAN, PATRICK FRANCIS & KIMBERLY DAWN 6564 N AUDUBON TRAIL OWASSO OK 74055-0000 Parcel Location Situs 06564 N AUDOBON TRL Subdivision COVES AT STONE CANYON PHASE I Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660108150_003.JPG 9/18/2025</p>																																																	
Legal Description Lot/Long: 36.24857582 -95.78452248																																																						
LOT 1 BLOCK 2 THE COVES AT STONE CANYON PHASE I					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>R25 008</td> <td>NEW POOL</td> <td>02/2025</td> <td>08/2025</td> <td>76,590</td> </tr> <tr> <td>R24 385</td> <td>NEW SFR 4296 SQ FT</td> <td>11/2024</td> <td>08/2025</td> <td>799,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 008	NEW POOL	02/2025	08/2025	76,590	R24 385	NEW SFR 4296 SQ FT	11/2024	08/2025	799,000																														
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5425	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	23,632.00 x 4.35 = 102,799	
Factor Value		
Adjustments	4.1136	
Lot Value	422,874	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,522 / 4,295
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,522
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,178 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

Cost Approach		Manual : 01/2025	
Base Cost	109.21	Total Misc Impr	+ 44,495
Roofing Adj	+ 4.20	Garage Cost	+ 96,408
Subfloor Adj	+ -3.99	Total RCN	= 732,496
Heat/Cool Adj	+ 20.10	Depreciation (0%)	- 0
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 732,496
Adj Base Cost	= 137.74	Lot Value	+ 422,874
Total Area	x 4,295	Indicated Value	= 1,155,370
Adjusted Cost	= 591,593	Value Per SqFt	269.00

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	1,013,636 236.00 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	732,496
Lot Value	422,874
Indicated Value	1,155,370 269.00 Per SqFt
Agland Value	
Site Improvements	46,132
Total Value	1,201,502 279.74 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	7,704.33		7,704
ODRK	Outdoor Kitchen	0		1 2025	1	8,350.00		8,350
PRCH	Porch	173171	162		162	45.02		7,293
PATC	Patio - Covered	173172	547		547	22.34		12,220



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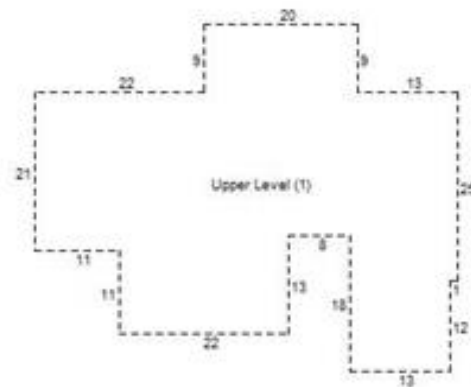
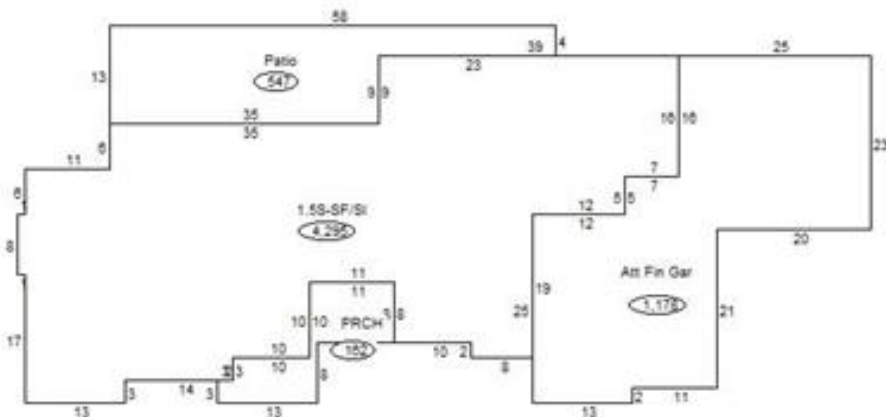
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Sketch Image

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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	2,522	1.703	4,295
2	U	^UL		20	Upper Level (1)	1,773	1.000	1,773
3	G	5		20	Att Fin Gar	1,178	1.000	1,178
4	M	PRCH		20	PRCH	162	1.000	162
5	M	PATC		20	Patio	547	1.000	547
Total Building Area						2,522		4,295



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	26x36x0	Concrete		936
	Qual	4	Cond 3	Year	2025	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (51.88 x 936)	48,560	48,560	2,428	46,132