




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660072129				 <p>660072129_002.JPG 10/7/2025</p>				
Parcel ID	000000-00-0-00670-002-0012								
Cadastral ID	06-20-15-01340								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	309321								
CROSS, GARTH D & PENNY R									
6532 S MEADOW WOOD DR OWASSO OK 74055-0000									
Parcel Location									
Situs	06532 S MEADOWOOD DR								
Subdivision	RIDGEVIEW EST								
Lot/Block	0012 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1175 - R-V01-SW CLAREMORE								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.24837251 -95.75403437									
Building Permits									
LOT 12 BLOCK 2 RIDGEVIEW EST									
Number	Description	Opened	Closed	Amount					
WP 2017 03 6 R18-NEW POOL		03/2017	11/2017	83,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2312/566	DUPREE, KATHRYN I &	03/11/2013	270,000	YES					
1520/93	3D PROPERTY & DEVELOPMENT-LLC	08/28/2003	220,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2014	Land Value	129,601	70,624	11%	7,769	Assessed	39,957 3,710.41	
Year Frozen	0	Improvements	347,822	292,621		32,188	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	477,423	363,245		39,957	Total Taxable	38,957 3,618.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660072129	CROSS, GARTH D & PENNY R	20	489,978	1000	37,793	3,509.00		
2024	2024-660072129	CROSS, GARTH D & PENNY R	20	526,629	1000	36,664	3,317.00		
2023	2023-660072129	CROSS, GARTH D & PENNY R	20	361,200	1000	35,567	3,088.00		
2022	2022-660072129	CROSS, GARTH D & PENNY R	20	341,519	1000	34,502	3,003.00		
2021	2021-660072129	CROSS, GARTH D & PENNY R	20	310,332	1000	33,137	2,915.00		
2020	2020-660072129	CROSS, GARTH D & PENNY R	20	305,586	1000	32,281	2,856.00		
2019	2019-660072129	CROSS, GARTH D & PENNY R	20	293,745	1000	31,312	2,805.00		
2018	2018-660072129	CROSS, GARTH D & PENNY R	20	301,361	1000	32,150	2,862.00		
2017	2017-660072129	CROSS, GARTH D & PENNY R	20	296,445	1000	31,609	2,854.00		
2016	2016-660072129	CROSS, GARTH D & PENNY R	20	289,850	1000	30,884	2,747.00		
2015	2015-660072129	CROSS, GARTH D & PENNY R	20	281,688	1000	29,986	2,680.00		
2014	2014-660072129	CROSS, GARTH D & PENNY R	20	283,953	1000	30,235	2,735.00		
2013	2013-660072129	CROSS, GARTH D & PENNY R	20	297,470	0	29,415	2,633.00		



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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	7203	
Non-Ag Acres	1.047	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,608.00 x 2.84 = 129,601	
Factor Value		
Adjustments	1.0000	
Lot Value	129,601	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,736 / 2,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,736
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	625 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	378,862	138.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	392,770 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	111.04	Total Misc Impr	+	22,927	
Roofing Adj	+ 5.73	Garage Cost	+	36,300	
Subfloor Adj	+ -4.44	Total RCN	=	439,805	
Heat/Cool Adj	+ 16.31	Depreciation (22%)	-	96,757	
Plumbing Adj	+ 10.46	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	343,048	
Adj Base Cost	= 139.10	Lot Value	+	129,601	
Total Area	x 2,736	Indicated Value	=	472,649	
Adjusted Cost	= 380,578	Value Per SqFt		172.75	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,048		
Lot Value	129,601		
Indicated Value	472,649	172.75	Per SqFt
Agland Value			
Site Improvements	4,774		
Total Value	477,423	174.50	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	85480		136	136	32.65		4,440
PRCH	SLAB PORCH - COVERED	85481	24x11		264	32.05		8,461
PATO	SLAB PORCH - OPEN	118921		216	216	12.88		2,782



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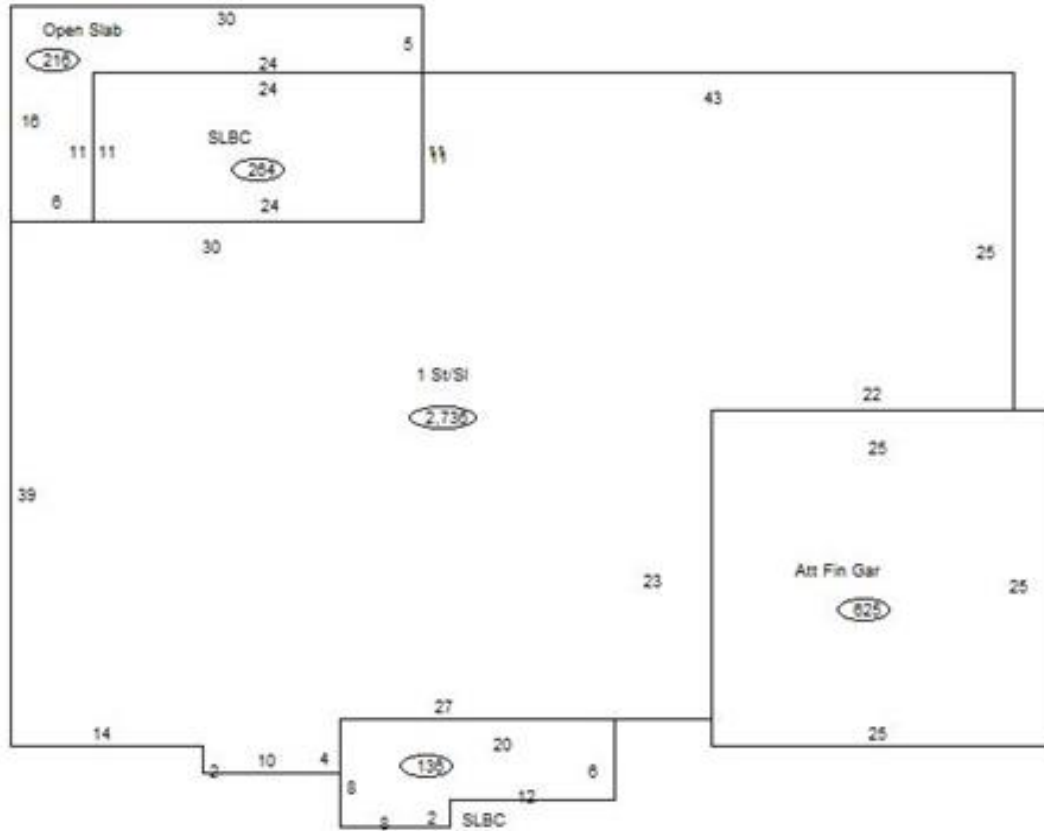
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,736	1.000	2,736
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	264	1.000	264
5	M	PATO		13	Open Slab	216	1.000	216
Total Building Area						2,736		2,736



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	ODRK	Outdoor Kitchen	0x0x0			1		
	Qual	Cond	Year	2022	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
	Base Cost (3,100.00 x 1)		3,100		3,100	3,100		
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete				
	Qual	4	Cond	4	Year	2015	Eff Age	7
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD		
	Base Cost (59.10 x)							
	PATC	Patio - Covered FREESTAND	12x14x12	Concrete	Composition Shingle	168		
	Qual	4	Cond	3	Year	2010	Eff Age	12
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD		
	Base Cost (21.66 x 168)		3,639		3,639	1,965	1,674	