



# 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> 660094957 <b>Parcel ID</b> 000000-00-0-00844-001-0003 <b>Cadastral ID</b> 01-20-14-00520 <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> 331942 RYEL, FLORENE & RONALD E JR & STEPHANIE D FERNANDEZ  18937 E TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18937 E TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS I AT STONE CANYON <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG_008 7/15/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24926599 -95.76230831																			
TWIN CREEKS I @ STONE CANYON BLOCK 1 LOT 3					<b>Building Permits</b> <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>R2012 11 23</td> <td>R14-NEW 3100 SQ FT SFR</td> <td>12/2012</td> <td>04/2013</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 11 23	R14-NEW 3100 SQ FT SFR	12/2012	04/2013	275,000
Number	Description	Opened	Closed	Amount															
R2012 11 23	R14-NEW 3100 SQ FT SFR	12/2012	04/2013	275,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	AMERICAN INTERNATIONAL	09/02/2020	417,000	YES										
					/	REID, ELIZABETH &	05/20/2020	417,000	7										
					2698/650	MICHAELSEN, SOREN & NATALIE	03/14/2018	420,000	YES										
					2328/577	1ST CHOICE QUALITY BUILDERS LLC	05/02/2013	379,000	YES										
					2285/417	C.A.B.O. DEVELOPMENT COMPANY LI	11/15/2012	57,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2021		Land Value	129,856	129,856	11%	14,284	Assessed	60,373 5,914.14										
Year Frozen	0		Improvements	418,994	418,994		46,089	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		<b>Total Value</b>	548,850	548,850		60,373	<b>Total Taxable</b>	60,373 5,914.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660094957	RYEL, FLORENE &			3	579,978	0	57,566	5,639.00										
2024	2024-660094957	RYEL, FLORENE &			3	611,524	0	54,826	5,267.00										
2023	2023-660094957	RYEL, FLORENE &			3	501,025	0	52,215	4,893.00										
2022	2022-660094957	RYEL, FLORENE &			3	483,407	0	49,729	4,872.00										
2021	2021-660094957	RYEL, FLORENE &			3	430,551	0	47,361	4,582.00										
2020	2020-660094957	RYEL, FLORENE			3	442,750	0	48,703	4,705.00										
2019	2019-660094957	REID, ELIZABETH &			3	424,563	0	46,702	4,515.00										
2018	2018-660094957	REID, ELIZABETH &			3	383,510	1000	41,186	3,834.00										
2017	2017-660094957	MICHAELSEN, SOREN & NATALIE			3	397,495	1000	42,724	4,019.00										
2016	2016-660094957	MICHAELSEN, SOREN & NATALIE			3	387,438	1000	41,580	3,915.00										
2015	2015-660094957	MICHAELSEN, SOREN & NATALIE			3	375,819	1000	40,340	3,825.00										
2014	2014-660094957	MICHAELSEN, SOREN & NATALIE			3	380,280	0	41,831	4,004.00										
2013	2013-660094957	MICHAELSEN, SOREN & NATALIE			3	60,000	0	6,600	618.00										



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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.6174	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	26,894.00 x 4.83 = 129,856	
Factor Value		
Adjustments	1.0000	
Lot Value	129,856	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,385 / 3,102
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,385
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	743 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 6

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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	438,517	141.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	521,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.07	Total Misc Impr	+	11,175			
Roofing Adj	+ 4.50	Garage Cost	+	42,284			
Subfloor Adj	+ -3.55	Total RCN	=	445,738			
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	-	26,744			
Plumbing Adj	+ 8.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	418,994			
Adj Base Cost	= 126.46	Lot Value	+	129,856			
Total Area	x 3,102	Indicated Value	=	548,850			
Adjusted Cost	= 392,279	Value Per SqFt		176.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	418,994		
Lot Value	129,856		
Indicated Value	548,850	176.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	548,850	176.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117533	296		296	31.95		9,457
PRCH	SLAB PORCH - COVERED	117535	52		52	33.03		1,718



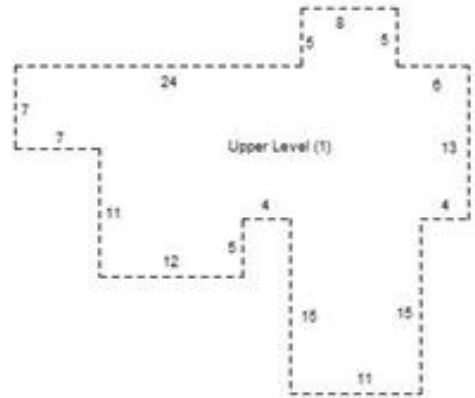
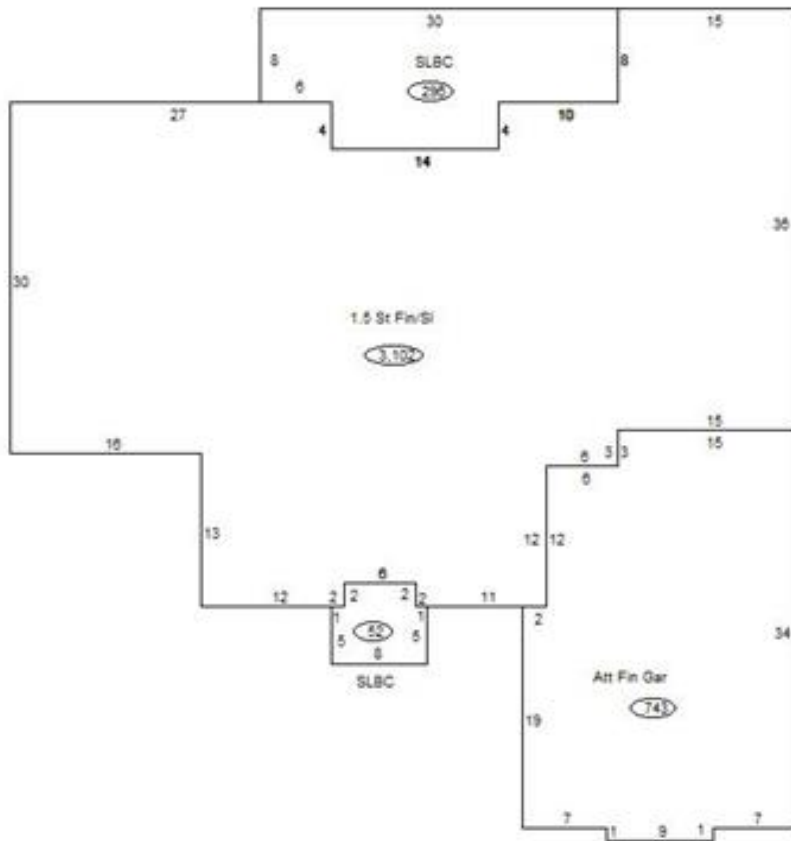
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Sketch Image

660094957



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,385	1.301	3,102
2	U	^UL		13	Upper Level (1)	717	1.000	717
3	M	PRCH		13	SLBC	296	1.000	296
4	G	5		13	Att Fin Gar	743	1.000	743
5	M	PRCH		13	SLBC	52	1.000	52
<b>Total Building Area</b>						<b>2,385</b>		<b>3,102</b>