



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:26:15  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094959 <b>Parcel ID</b> 000000-00-0-00844-002-0002 <b>Cadastral ID</b> 01-20-14-00540 <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> 335112 ACREE, PHILLIP D & CALLIE ELIZABETH  18930 E TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18930 E TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS I AT STONE CANYON <b>Lot/Block</b> 0001 / 0002 <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_008i 7/15/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24865273 -95.76278343 TWIN CREEKS I @ STONE CANYON BLOCK 2 LOT 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.505	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,997.00 x 5.39 = 118,593	
Factor Value		
Adjustments	1.0000	
Lot Value	118,593	

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	100% Veneer, Masonry
Base/Total Area	2,490 / 3,872
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,490
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	768 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 6

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG\_008 7/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	627,581	162.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	712,720		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	572,976		
Lot Value	118,593		
Indicated Value	691,569	178.61	Per SqFt
Agland Value			
Site Improvements	17,992		
Total Value	709,561	183.25	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.60	Total Misc Impr	+	24,925			
Roofing Adj	+ 4.23	Garage Cost	+	49,475			
Subfloor Adj	+ -2.95	Total RCN	=	609,549			
Heat/Cool Adj	+ 18.45	Depreciation ( 6%)	-	36,573			
Plumbing Adj	+ 8.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	572,976			
Adj Base Cost	= 138.21	Lot Value	+	118,593			
Total Area	x 3,872	Indicated Value	=	691,569			
Adjusted Cost	= 535,149	Value Per SqFt		178.61			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	116564	20x16		320	35.86		11,475
PRCH	SLAB PORCH - COVERED	116565	9x3		27	37.25		1,006
PRCH	SLAB PORCH - COVERED	116566	5x4		20	37.27		745
PATO	SLAB PORCH - OPEN	143763	264		264	13.26		3,501



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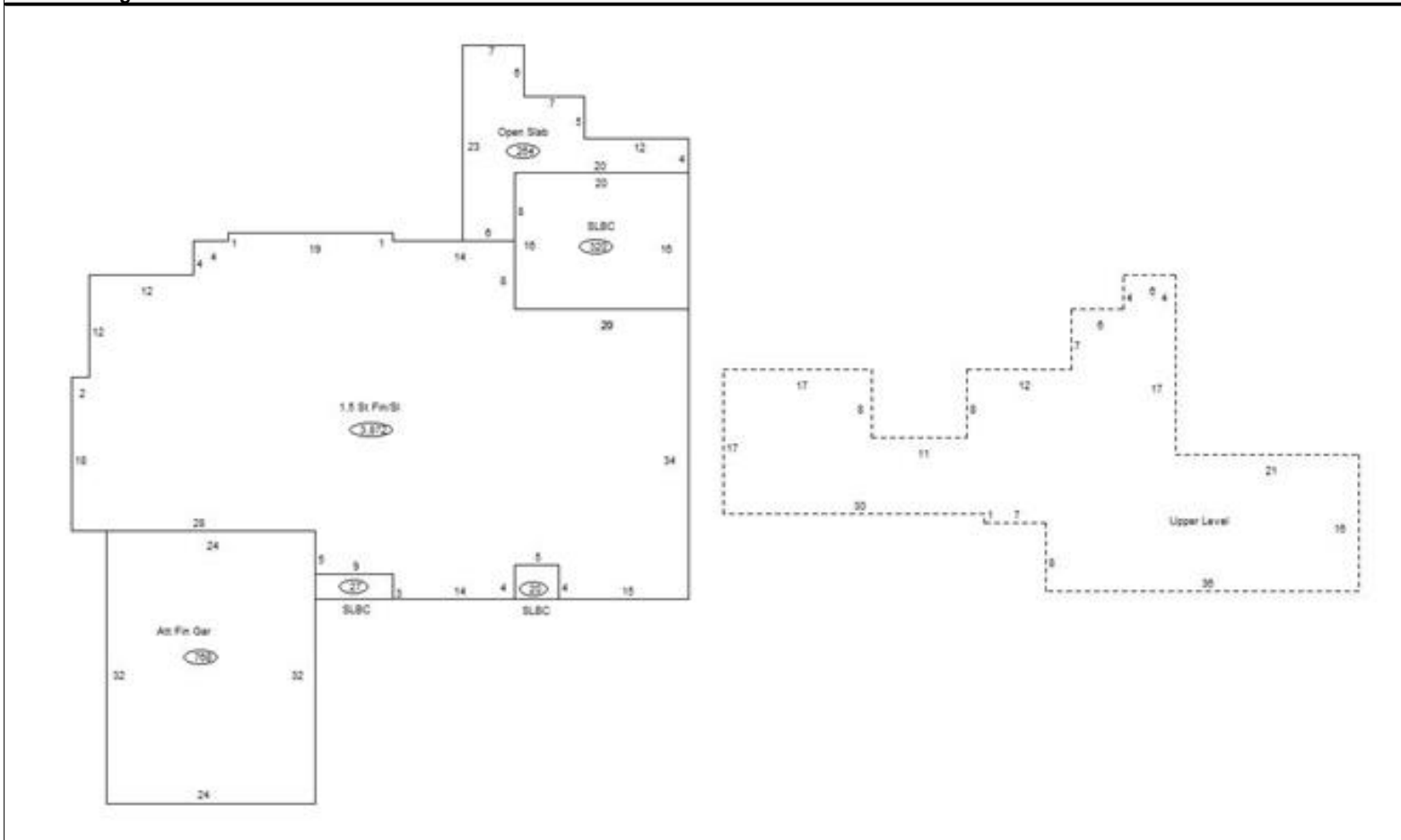
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,490	1.555	3,872
2	U	^UL		13	Upper Level	1,382	1.000	1,382
3	G	5		13	Att Fin Gar	768	1.000	768
4	M	PRCH		13	SLBC	320	1.000	320
5	M	PRCH		13	SLBC	27	1.000	27
6	M	PRCH		13	SLBC	20	1.000	20
7	M	PATO		13	Open Slab	264	1.000	264
<b>Total Building Area</b>						<b>2,490</b>		<b>3,872</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		392
	Qual 4	Cond 4	Year 2019	Eff Age 4		

0

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (58.10 x 392)	22,775		22,775	4,783	17,992