



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:26:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094969 <b>Parcel ID</b> 000000-00-0-00845-001-0006 <b>Cadastral ID</b> 01-20-14-00650 <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> 323499 FRANCIS, GARY W JR & TINA L  6568 N DEER RIDGE CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06568 N DEER RIDGE CT <b>Subdivision</b> TWIN CREEKS II AT STONE CANYON <b>Lot/Block</b> 0006 / 0001 Parcel Size 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_002: 7/15/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24778673 -95.76612184																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.504	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,954.00 x 5.40 = 118,494	
Factor Value		
Adjustments	1.0000	
Lot Value	118,494	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,787 / 2,787
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,787
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 5

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG\_002: 7/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	433,105	155.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	556,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.50	Total Misc Impr	+	26,963			
Roofing Adj	+ 5.71	Garage Cost	+	46,439			
Subfloor Adj	+ -4.39	Total RCN	=	469,518			
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	-	23,476			
Plumbing Adj	+ 14.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	446,042			
Adj Base Cost	= 142.13	Lot Value	+	118,494			
Total Area	x 2,787	Indicated Value	=	564,536			
Adjusted Cost	= 396,116	Value Per SqFt		202.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	446,042		
Lot Value	118,494		
Indicated Value	564,536	202.56	Per SqFt
Agland Value			
Site Improvements	15,262		
Total Value	579,798	208.04	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
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	123756	15x5		75	32.96		2,472
PRCH	SLAB PORCH - COVERED	123757	17x14		238	32.13		7,647
PRCH	SLAB PORCH - COVERED	123758	16x5		80	32.94		2,635
PRCH	SLAB PORCH - COVERED	123759	12x8		96	32.89		3,157
GENR	Generator - Residential Standby			1	2015	3,808.00		3,808



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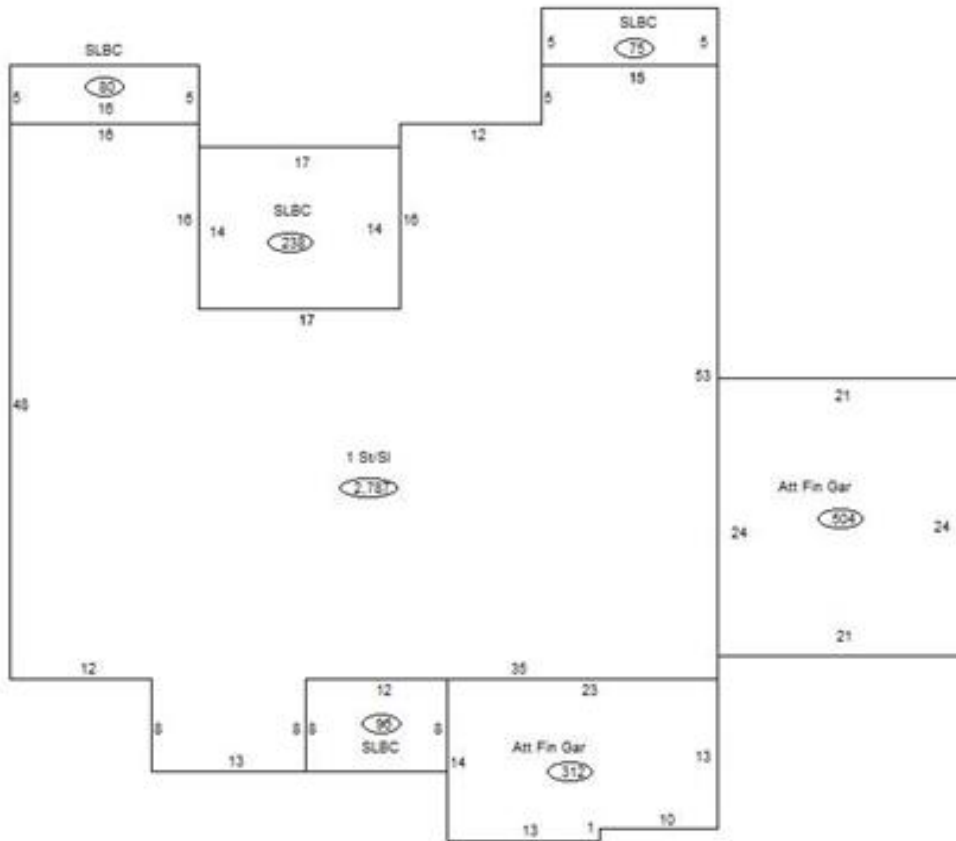
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Sketch Image

660094969



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,787	1.000	2,787
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	238	1.000	238
5	M	PRCH		13	SLBC	80	1.000	80
6	M	PRCH		13	SLBC	96	1.000	96
7	G	5		13	Att Fin Gar	312	1.000	312
<b>Total Building Area</b>						<b>2,787</b>		<b>2,787</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	14x31x0	Concrete		434
	Qual 4	Cond 4	Year 2015	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
Base Cost (57.65 x 434)	25,020	25,020	9,758	15,262