



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:26:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094970 Parcel ID 000000-00-0-00845-001-0007 Cadastral ID 01-20-14-00660 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 308508 FRANCIS, MATTHEW C & JOY M 6550 N DEER RIDGE CT OWASSO OK 74055-0000 Parcel Location Situs 06550 N DEER RIDGE CT Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG_002I 7/15/2021</p>																																																																																																																				
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Page 2

Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.493	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,475.00 x 5.47 = 117,393	
Factor Value		
Adjustments	1.0000	
Lot Value	117,393	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,578 / 3,818
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,578
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	705 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11



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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	503,646	131.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	672,960 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,060		
Lot Value	117,393		
Indicated Value	589,453	154.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	589,453	154.39	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.56	Total Misc Impr	+	10,792			
Roofing Adj	+ 3.91	Garage Cost	+	40,263			
Subfloor Adj	+ -3.09	Total RCN	=	530,405			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	58,345			
Plumbing Adj	+ 8.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	472,060			
Adj Base Cost	= 125.55	Lot Value	+	117,393			
Total Area	x 3,818	Indicated Value	=	589,453			
Adjusted Cost	= 479,350	Value Per SqFt		154.39			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116095	248		248	32.10		7,961
PRCH	SLAB PORCH - COVERED	116096	86		86	32.92		2,831

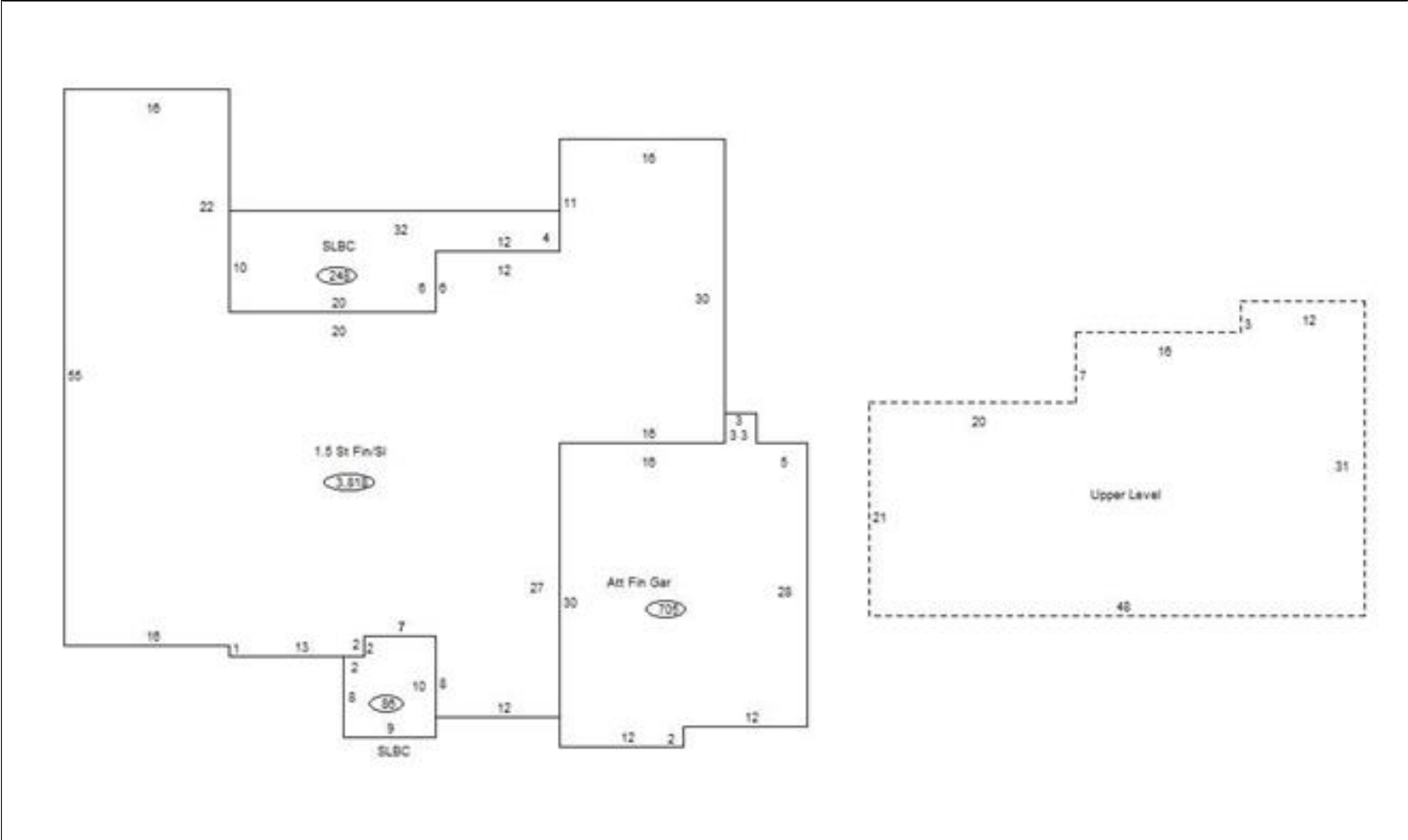


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 Page 3

Sketch Image

660094970



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	2,578	1.481	3,818
2	U	^UL		13	Upper Level	1,240	1.000	1,240
3	M	PRCH		13	SLBC	248	1.000	248
4	M	PRCH		13	SLBC	86	1.000	86
5	G	5		13	Att Fin Gar	705	1.000	705
Total Building Area						2,578		3,818