




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 660094971 Parcel ID 000000-00-0-00845-001-0008 Cadastral ID 01-20-14-00670 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 273752 CARL, JAMES L & LAWANA F 6536 N DEER RIDGE CT OWASSO OK 74055-0000 Parcel Location Situs 06536 N DEER RIDGE CT Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0008 / 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_002 7/15/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24720589 -95.76534420 TWIN CREEKS II @ STONE CANYON BLOCK 1 LOT 8.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5042	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,961.00 x 5.40 = 118,510	
Factor Value		
Adjustments	1.0000	
Lot Value	118,510	

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	3,313 / 3,313
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,313
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,312 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 6



\\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	
Adjusted R	0.8445		
Indicated Value	527,651	159.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	626,070 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	504,802		
Lot Value	118,510		
Indicated Value	623,312	188.14	Per SqFt
Agland Value			
Site Improvements	17,573		
Total Value	640,885	193.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.61	Total Misc Impr	+	22,324			
Roofing Adj	+ 5.59	Garage Cost	+	74,666			
Subfloor Adj	+ -4.29	Total RCN	=	537,023			
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	32,221			
Plumbing Adj	+ 7.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	504,802			
Adj Base Cost	= 132.82	Lot Value	+	118,510			
Total Area	x 3,313	Indicated Value	=	623,312			
Adjusted Cost	= 440,033	Value Per SqFt		188.14			

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	117386	18x17		306	31.92		9,768
PATO	SLAB PORCH - OPEN	117387	18x9		162	13.66		2,213
PRCH	SLAB PORCH - COVERED	117388	10x8		80	32.94		2,635
PRCH	SLAB PORCH - COVERED	117389	4x2		8	33.17		265
PRCH	SLAB PORCH - COVERED	117391	6		6	33.17		199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		348
	Qual 5	Cond 5	Year 2017	Eff Age 4		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (63.92 x 348)		22,244	22,244	4,671	17,573