



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:26:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094972 Parcel ID 000000-00-0-00845-001-0009 Cadastral ID 01-20-14-00680 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345341 WILSON, WILLIAM & VERNA 6528 N DEER RIDGE CT OWASSO OK 74055-0000 Parcel Location Situs 06528 N TWIN CREEKS DR Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0009 / 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_003! 7/15/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4909	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,386.00 x 5.48 = 117,188	
Factor Value		
Adjustments	1.3756	
Lot Value	161,205	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Stucco
Base/Total Area	2,528 / 3,295
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,528
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	681 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	492,347	149.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	432,280 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	463,144		
Lot Value	161,205		
Indicated Value	624,349	189.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	624,349	189.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.50	Total Misc Impr	+	20,788			
Roofing Adj	+ 4.74	Garage Cost	+	41,657			
Subfloor Adj	+ -3.52	Total RCN	=	492,706			
Heat/Cool Adj	+ 17.38	Depreciation (6%)	-	29,562			
Plumbing Adj	+ 6.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	463,144			
Adj Base Cost	= 130.58	Lot Value	+	161,205			
Total Area	x 3,295	Indicated Value	=	624,349			
Adjusted Cost	= 430,261	Value Per SqFt		189.48			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	SLAB PORCH - COVERED	117960	8x5		40	36.54		1,462
PRCH	Porch	117961	328		328	35.10		11,513
PATO	Patio - Open	117962	29x7		203	13.92		2,826



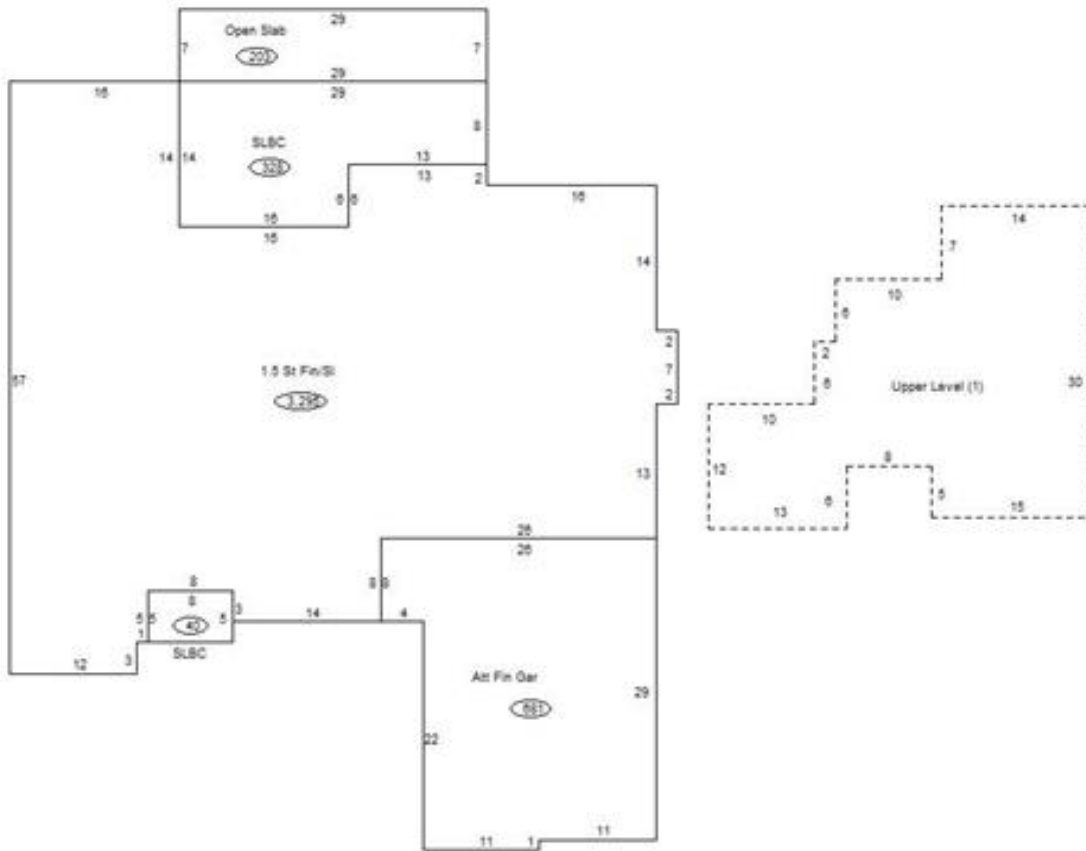
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Sketch Image

660094972



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	2,528	1.303	3,295
2	U	^UL		13	Upper Level (1)	767	1.000	767
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	328	1.000	328
5	M	PATO		13	Open Slab	203	1.000	203
6	G	5		13	Att Fin Gar	681	1.000	681
Total Building Area						2,528		3,295