



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:26:41  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094973 <b>Parcel ID</b> 000000-00-0-00845-001-0010 <b>Cadastral ID</b> 01-20-14-00690 <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> 334578 LOHRENZ, LINDSEY  6458 N TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06458 N TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS II AT STONE CANYON <b>Lot/Block</b> 0010 / 0001 <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_003! 7/15/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24668860 -95.76479878 TWIN CREEKS II @ STONE CANYON BLOCK 1 LOT 10																																																																																																																									
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Date 04/18/2026  
Time 08:26:42  
Page 2

Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5008	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,816.00 x 5.42 = 118,177	
Factor Value		
Adjustments	1.0000	
Lot Value	118,177	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,636 / 3,382
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,636
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,004 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	
Adjusted R	0.8445		
Indicated Value	489,325	144.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	561,830 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.26	Total Misc Impr	+	30,660			
Roofing Adj	+ 4.49	Garage Cost	+	57,138			
Subfloor Adj	+ -3.53	Total RCN	=	515,655			
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	-	30,939			
Plumbing Adj	+ 8.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	484,716			
Adj Base Cost	= 126.51	Lot Value	+	118,177			
Total Area	x 3,382	Indicated Value	=	602,893			
Adjusted Cost	= 427,857	Value Per SqFt		178.27			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	484,716		
Lot Value	118,177		
Indicated Value	602,893	178.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	602,893	178.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	117166	30x8		240	32.13		7,711
PRCH	SLAB PORCH - COVERED	117167	264		264	32.05		8,461



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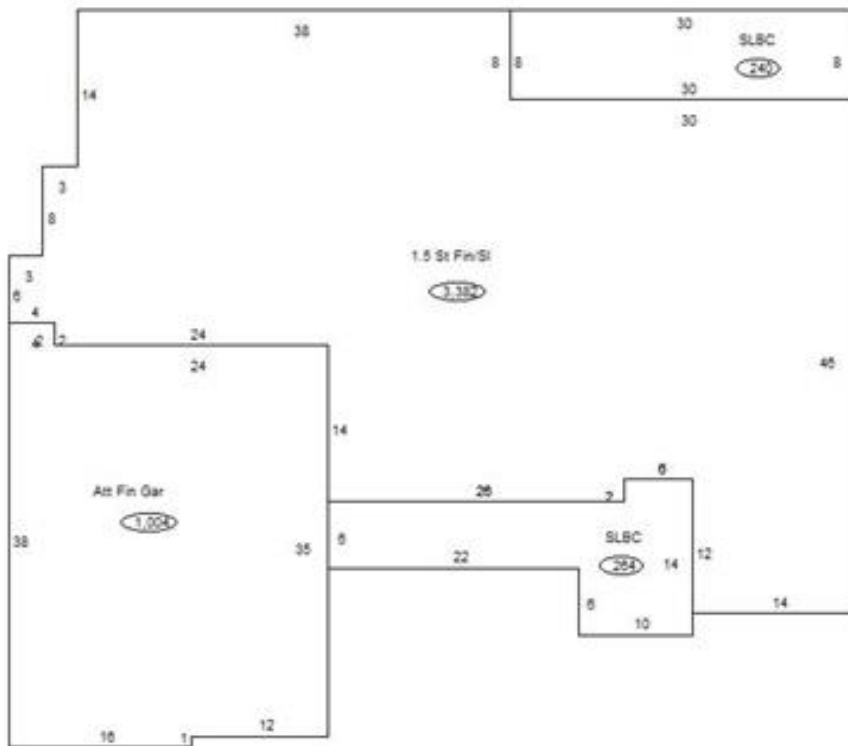
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 Page 3

### Sketch Image

660094973



### 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/Sl	2,636	1.283	3,382
2	U	^UL		13	Upper Level	746	1.000	746
3	G	5		13	Att Fin Gar	1,004	1.000	1,004
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	264	1.000	264
<b>Total Building Area</b>						2,636		3,382