



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:26:45  
Page 1

Assessment Data					Primary Image				
<b>Account</b> 660094975 <b>Parcel ID</b> 000000-00-0-00845-001-0012 <b>Cadastral ID</b> 01-20-14-00710 <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> 310698 LAU, LUKE ALVIN & KENDELL NIKOLE  6438 TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06438 N TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS II AT STONE CANYON <b>Lot/Block</b> 0012 / 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_004 7/15/2021</p>				
<b>Legal Description</b> Lat/Long: 36.24612991 -95.76416253									
TWIN CREEKS II @ STONE CANYON BLOCK 1 LOT 12					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R2013 03 39	R14-NEW 3558 SQ FT SFR	04/2013	10/2013	315,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	2357/675	XOOM WIRE LLC DBA	09/20/2013	449,000	YES
					2283/763	C.A.B.O. DEVELOPMENT COMPANY LI	10/31/2012	57,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>
Remove Cap	2014		<b>Land Value</b> 121,027	77,948	11%	8,574	<b>Assessed</b>	57,351	5,618.10
Year Frozen	0		<b>Improvements</b> 489,632	443,423		48,777	<b>Penalty</b>	0	
Uncapped Value	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	1,000	-98.00
TIF Project ID	0		<b>Total Value</b> 610,659	521,371		57,351	<b>Total Taxable</b>	56,351	5,520.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660094975	LAU, LUKE ALVIN &			3	566,258	1000	54,681	5,357.00
2024	2024-660094975	LAU, LUKE ALVIN &			3	555,183	1000	53,059	5,097.00
2023	2023-660094975	LAU, LUKE ALVIN &			3	502,110	0	52,485	4,918.00
2022	2022-660094975	LAU, LUKE ALVIN &			3	486,889	0	49,985	4,897.00
2021	2021-660094975	LAU, LUKE ALVIN &			3	432,772	0	47,605	4,605.00
2020	2020-660094975	LAU, LUKE ALVIN &			3	445,005	0	48,951	4,729.00
2019	2019-660094975	LAU, LUKE ALVIN &			3	447,226	0	49,195	4,756.00
2018	2018-660094975	LAU, LUKE ALVIN &			3	454,873	0	50,036	4,657.00
2017	2017-660094975	LAU, LUKE ALVIN &			3	471,889	0	51,908	4,882.00
2016	2016-660094975	LAU, LUKE ALVIN &			3	459,527	0	50,548	4,759.00
2015	2015-660094975	LAU, LUKE ALVIN &			3	449,230	0	49,415	4,686.00
2014	2014-660094975	LAU, LUKE ALVIN &			3	450,375	0	49,541	4,742.00
2013	2013-660094975	LAU, LUKE ALVIN &			3	60,000	0	6,600	618.00



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 Time 08:26:45  
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5293	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	23,055.00 x 5.25 =	121,027
Factor Value		
Adjustments	1.0000	
Lot Value		121,027



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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	2,341 / 3,597
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,341
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,025 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	512,305	142.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	596,380 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.08	Total Misc Impr	+ 15,805
Roofing Adj	+ 3.82	Garage Cost	+ 58,333
Subfloor Adj	+ -3.01	Total RCN	= 520,885
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	- 31,253
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 489,632
Adj Base Cost	= 124.20	Lot Value	+ 121,027
Total Area	x 3,597	Indicated Value	= 610,659
Adjusted Cost	= 446,747	Value Per SqFt	169.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	489,632		
Lot Value	121,027		
Indicated Value	610,659	169.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	610,659	169.77	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
PRCH	SLAB PORCH - COVERED	118072	8x8		64	32.99		2,111
PRCH	SLAB PORCH - COVERED	118073	20x10		200	32.25		6,450



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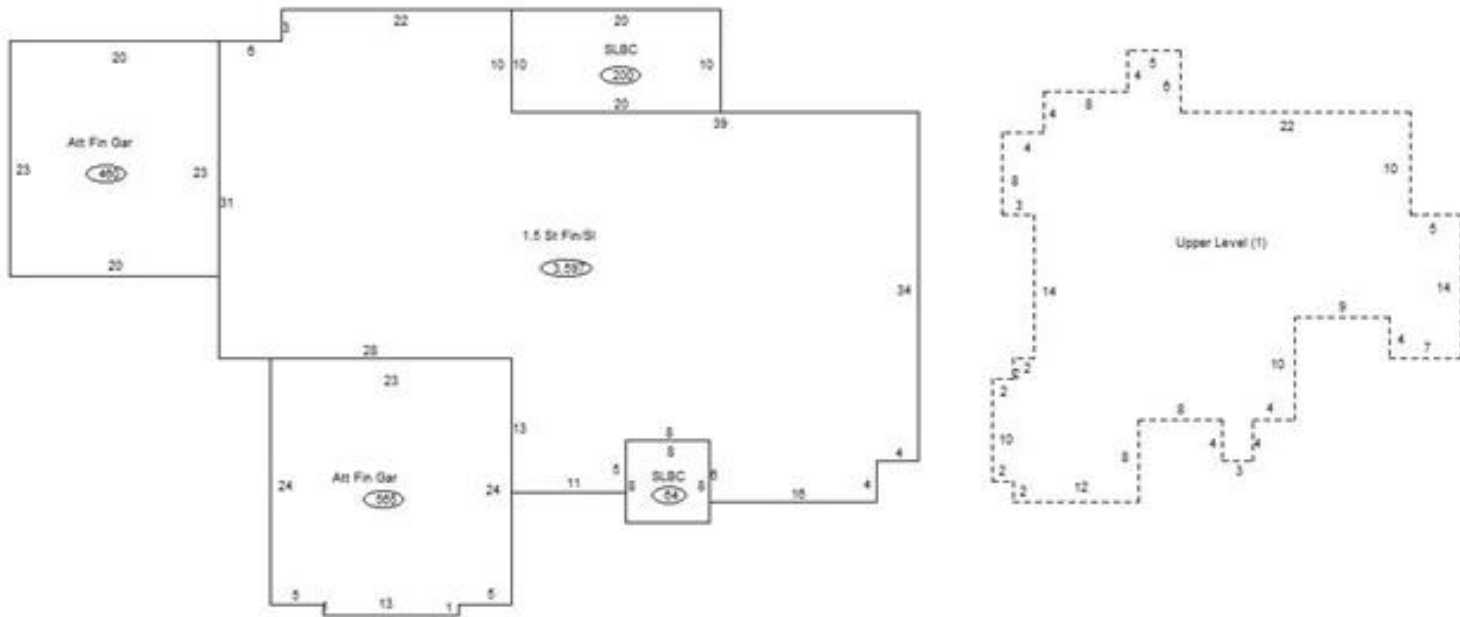
Date 04/18/2026

Time 08:26:45

Page 3

### Sketch Image

660094975



### 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	2,341	1.537	3,597
2	U	^UL		13	Upper Level (1)	1,256	1.000	1,256
3	G	5		13	Att Fin Gar	460	1.000	460
4	G	5		13	Att Fin Gar	565	1.000	565
5	M	PRCH		13	SLBC	64	1.000	64
6	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						<b>2,341</b>		<b>3,597</b>