



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:26:47  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094976 <b>Parcel ID</b> 000000-00-0-00845-001-0013 <b>Cadastral ID</b> 01-20-14-00720 <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> 338837 LONG, LAURA REVOCABLE TRUST  6426 N TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06426 N TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS II AT STONE CANYON <b>Lot/Block</b> 0013 / 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: 36.24587426 -95.76376784 TWIN CREEKS II @ STONE CANYON BLOCK 1 LOT 13																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.6095	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	26,550.00 x 4.86 = 129,065	
Factor Value		
Adjustments	1.0000	
Lot Value	129,065	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,667 / 2,667
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,667
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	668 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 6



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG\_004' 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	480,151	180.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	493,070 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,824		
Lot Value	129,065		
Indicated Value	503,889	188.93	Per SqFt
Agland Value			
Site Improvements	123,756		
Total Value	627,645	235.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.53	Total Misc Impr	+	19,316			
Roofing Adj	+ 5.11	Garage Cost	+	31,496			
Subfloor Adj	+ -3.31	Total RCN	=	398,749			
Heat/Cool Adj	+ 14.47	Depreciation ( 6%)	-	23,925			
Plumbing Adj	+ 6.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	374,824			
Adj Base Cost	= 130.46	Lot Value	+	129,065			
Total Area	x 2,667	Indicated Value	=	503,889			
Adjusted Cost	= 347,937	Value Per SqFt		188.93			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	117522	255		255	28.62		7,298
PRCH	SLAB PORCH - COVERED	117523	78		78	29.28		2,284
GENR	Generator - Residential Standby			1	2013	3,304.00		3,304





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PLHR	Pool House - Residential	19x30x8	Concrete	Composition Shingle	570	
	Qual 3	Cond 3	Year 2024	Eff Age 2			
	Interior Finish (Residential)		Finished Area	Fixture Count		19,272	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (90.71 x 570)		51,705	19,272	70,977	1,420	69,557	
	PRCH	Slab Porch - Covered	9x30x8	Concrete	Composition Shingle	171	
	Qual 3	Cond 3	Year 2024	Eff Age 2			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.39 x 171)		4,513		4,513	451	4,062
	SPLG	Swimming Pool - In Ground	40x20x0	Concrete		800	
	Qual 6	Cond 6	Year 2024	Eff Age 1			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (65.97 x 800)		52,776		52,776	2,639	50,137