



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660094977 Parcel ID 000000-00-0-00845-001-0014 Cadastral ID 01-20-14-00730 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344566 ATTEBURY, ROBERT RANDALL & JORDAN LINDSAY 6412 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06412 N TWIN CREEKS DR Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0014 / 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_005 7/15/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24565972 -95.76329736 TWIN CREEKS II @ STONE CANYON BLOCK 1 LOT 14																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.6442	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	28,060.00 x 4.72 = 132,538	
Factor Value		
Adjustments	1.3545	
Lot Value	179,517	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,804 / 3,921
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,804
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	620 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	681,955	173.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	680,560		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	581,222		
Lot Value	179,517		
Indicated Value	760,739	194.02	Per SqFt
Agland Value			
Site Improvements	77,827		
Total Value	838,566	213.87	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.72	Total Misc Impr	+	36,707			
Roofing Adj	+ 4.63	Garage Cost	+	40,790			
Subfloor Adj	+ -3.13	Total RCN	=	618,321			
Heat/Cool Adj	+ 18.45	Depreciation (6%)	-	37,099			
Plumbing Adj	+ 8.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	581,222			
Adj Base Cost	= 137.93	Lot Value	+	179,517			
Total Area	x 3,921	Indicated Value	=	760,739			
Adjusted Cost	= 540,824	Value Per SqFt		194.02			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	117528	20x6		120	36.85		4,422
PRCH	SLAB PORCH - COVERED	117529	308		308	35.90		11,057
PRCH	SLAB PORCH - COVERED	117530	14x7		98	37.00		3,626
PRCH	Porch	124935	22x15		330	35.83		11,824



Rogers

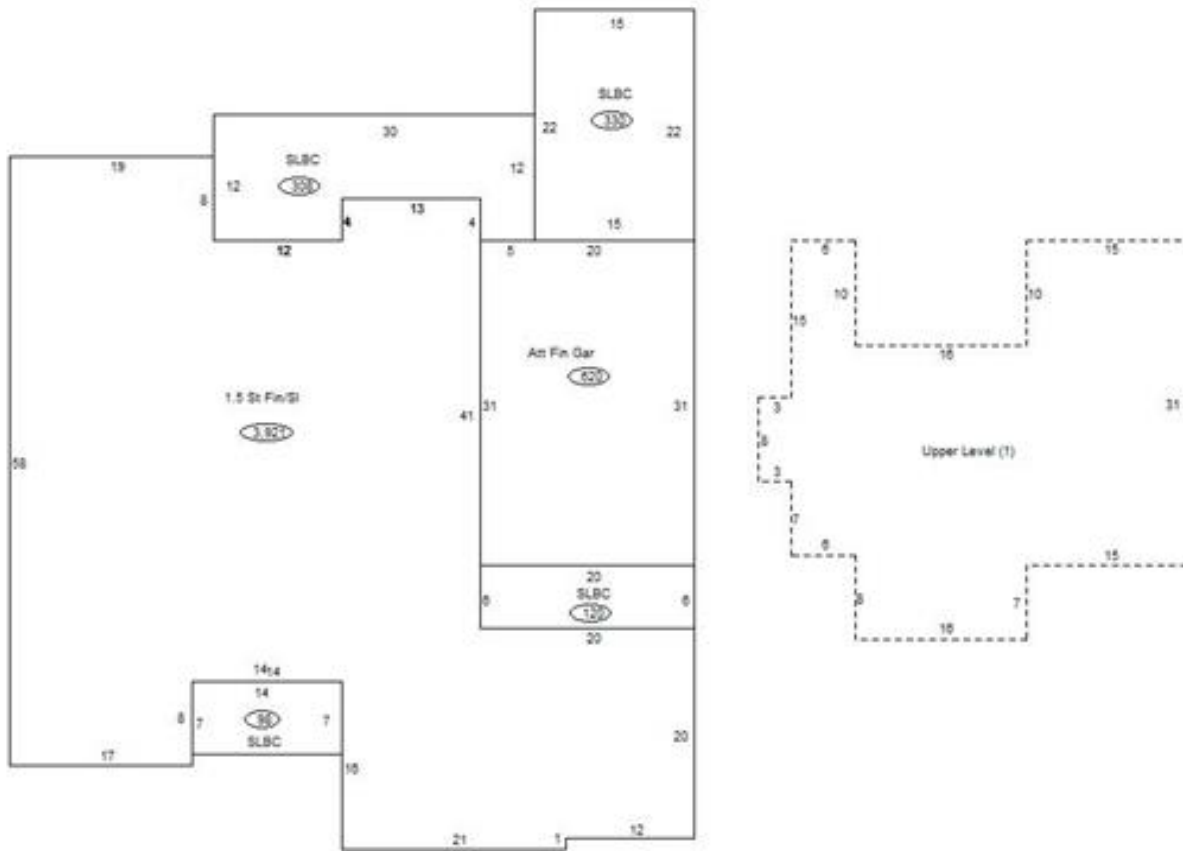
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Sketch Image

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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	2,804	1.398	3,921
2	U	^UL		13	Upper Level (1)	1,117	1.000	1,117
3	G	5		13	Att Fin Gar	620	1.000	620
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PRCH		13	SLBC	308	1.000	308
6	M	PRCH		13	SLBC	98	1.000	98
7	M	PRCH		13	SLBC	330	1.000	330
Total Building Area						2,804		3,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Res. Pool House	30x15x8	Concrete	Composition Shingle	450
	Qual 5	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (133.86 x 450)	60,237	60,237	6,024	54,213
	PRCH	SLAB PORCH - COVERED (ATT TO RPH)	16x8x8	Concrete	Composition Shingle	128
	Qual 4	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (32.70 x 128)	4,186	4,186	1,842	2,344
	ODRK	ODRK	0x0x0	Concrete		1
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (3,100.00 x 1)	3,100	3,100	1,333	1,767
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		569
	Qual 4	Cond 4	Year 2015	Eff Age 7		
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
		Base Cost (56.19 x 569)	31,972	31,972	12,469	19,503