



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:26:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094978 Parcel ID 000000-00-0-00845-002-0001 Cadastral ID 01-20-14-00740 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330964 VANARSDDEL, SCOTT & TARA FAMILY TRUST 6463 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06463 N TWIN CREEKS DR Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24710855 -95.76427554 TWIN CREEKS II @ STONE CANYON BLOCK 2 LOT 1.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5009	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,820.00 x 5.42 = 118,186	
Factor Value		
Adjustments	1.0000	
Lot Value	118,186	

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	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,501 / 3,058
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,501
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	705 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 6

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG_007; 7/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	429,049	140.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	540,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.35	Total Misc Impr	+	15,948			
Roofing Adj	+ 4.76	Garage Cost	+	40,263			
Subfloor Adj	+ -3.76	Total RCN	=	444,241			
Heat/Cool Adj	+ 16.31	Depreciation (6%)	-	26,654			
Plumbing Adj	+ 8.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	417,587			
Adj Base Cost	= 126.89	Lot Value	+	118,186			
Total Area	x 3,058	Indicated Value	=	535,773			
Adjusted Cost	= 388,030	Value Per SqFt		175.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	417,587		
Lot Value	118,186		
Indicated Value	535,773	175.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	535,773	175.20	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	116558		240	240	32.13		7,711
PRCH	SLAB PORCH - COVERED	116559		6x5	30	33.10		993



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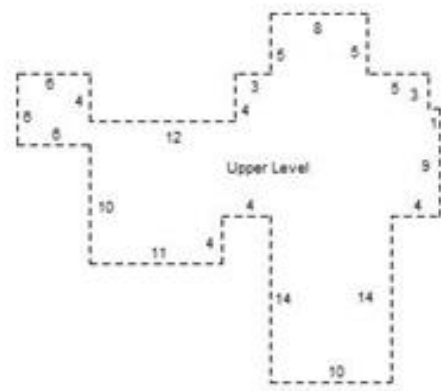
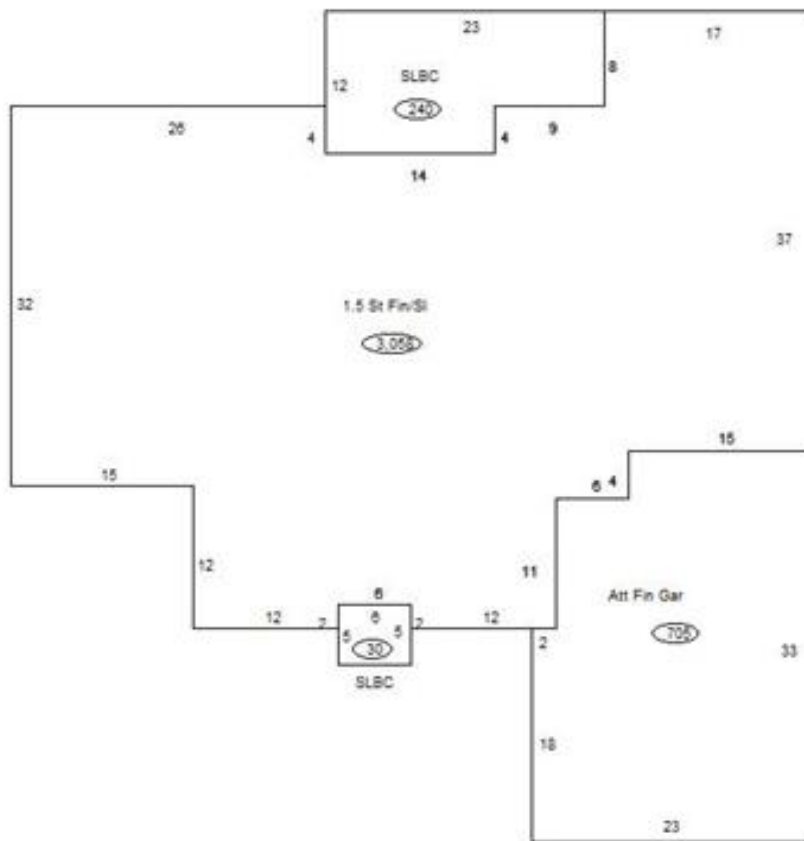
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Sketch Image

660094978



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	2,501	1.223	3,058
2	U	^UL		13	Upper Level	557	1.000	557
3	G	5		13	Att Fin Gar	705	1.000	705
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,501		3,058