



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660094979 Parcel ID 000000-00-0-00845-002-0002 Cadastral ID 01-20-14-00750 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327857 WHITTLE, ANTHONY & LINDA 6441 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06441 N TWIN CREEKS DR Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0002 / 0002 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_0061 7/15/2021</p>														
Legal Description Lat/Long: 36.24678666 -95.76387748																			
TWIN CREEKS II @ STONE CANYON BLOCK 2 LOT 2.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2013 07</td> <td>R15-NEW 3330 SQ FT SFR</td> <td>07/2013</td> <td>04/2014</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 07	R15-NEW 3330 SQ FT SFR	07/2013	04/2014	350,000
Number	Description	Opened	Closed	Amount															
R2013 07	R15-NEW 3330 SQ FT SFR	07/2013	04/2014	350,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	SEPULVEDA, VICTOR DAVID & MARIA	06/04/2019	442,500	YES										
H	Homestead	No	1,000		2264/207	C.A.B.O. DEVELOPMENT COMPANY LI	08/09/2012	57,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value 118,278	74,655	11%	8,212	Assessed	53,570	5,247.72										
Year Frozen	0		Improvements 443,757	412,343		45,358	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 562,035	486,998		53,570	Total Taxable	52,570	5,150.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660094979	WHITTLE, ANTHONY & LINDA			3	518,611	1000	51,010	4,997.00										
2024	2024-660094979	WHITTLE, ANTHONY & LINDA			3	531,911	1000	49,495	4,755.00										
2023	2023-660094979	WHITTLE, ANTHONY & LINDA			3	490,410	1000	48,024	4,500.00										
2022	2022-660094979	WHITTLE, ANTHONY & LINDA			3	474,581	1000	46,596	4,565.00										
2021	2021-660094979	WHITTLE, ANTHONY & LINDA			3	420,091	1000	45,210	4,374.00										
2020	2020-660094979	WHITTLE, ANTHONY & LINDA			3	435,926	0	47,952	4,632.00										
2019	2019-660094979	WHITTLE, ANTHONY & LINDA			3	414,279	1000	44,571	4,309.00										
2018	2018-660094979	SEPULVEDA, VICTOR DAVID & MARIA			3	421,485	1000	45,363	4,222.00										
2017	2017-660094979	SEPULVEDA, VICTOR DAVID & MARIA			3	437,045	1000	47,075	4,428.00										
2016	2016-660094979	SEPULVEDA, VICTOR DAVID & MARIA			3	425,772	1000	45,760	4,308.00										
2015	2015-660094979	SEPULVEDA, VICTOR DAVID & MARIA			3	412,712	1000	44,398	4,210.00										
2014	2014-660094979	SEPULVEDA, VICTOR DAVID & MARIA			3	60,000	0	385	37.00										
2013	2013-660094979	SEPULVEDA, VICTOR DAVID &			3	60,000	0	6,600	618.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.5018		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	21,860.00 x 5.41 = 118,278		
Factor Value			
Adjustments	1.0000		
Lot Value	118,278		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,476 / 3,406
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,476
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	946 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	446,530	131.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	597,330		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.96	Total Misc Impr	+ 20,096
Roofing Adj	+ 3.76	Garage Cost	+ 44,121
Subfloor Adj	+ -2.46	Total RCN	= 467,113
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 23,356
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 443,757
Adj Base Cost	= 118.29	Lot Value	+ 118,278
Total Area	x 3,406	Indicated Value	= 562,035
Adjusted Cost	= 402,896	Value Per SqFt	165.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	443,757		
Lot Value	118,278		
Indicated Value	562,035	165.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	562,035	165.01	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	121593	372		372	28.24		10,505
PATO	SLAB PORCH - OPEN	121594	7x5		35	12.93		453
PRCH	SLAB PORCH - COVERED	121595	11x7		77	29.28		2,255
PATO	SLAB PORCH - OPEN	121596	7x5		35	12.93		453



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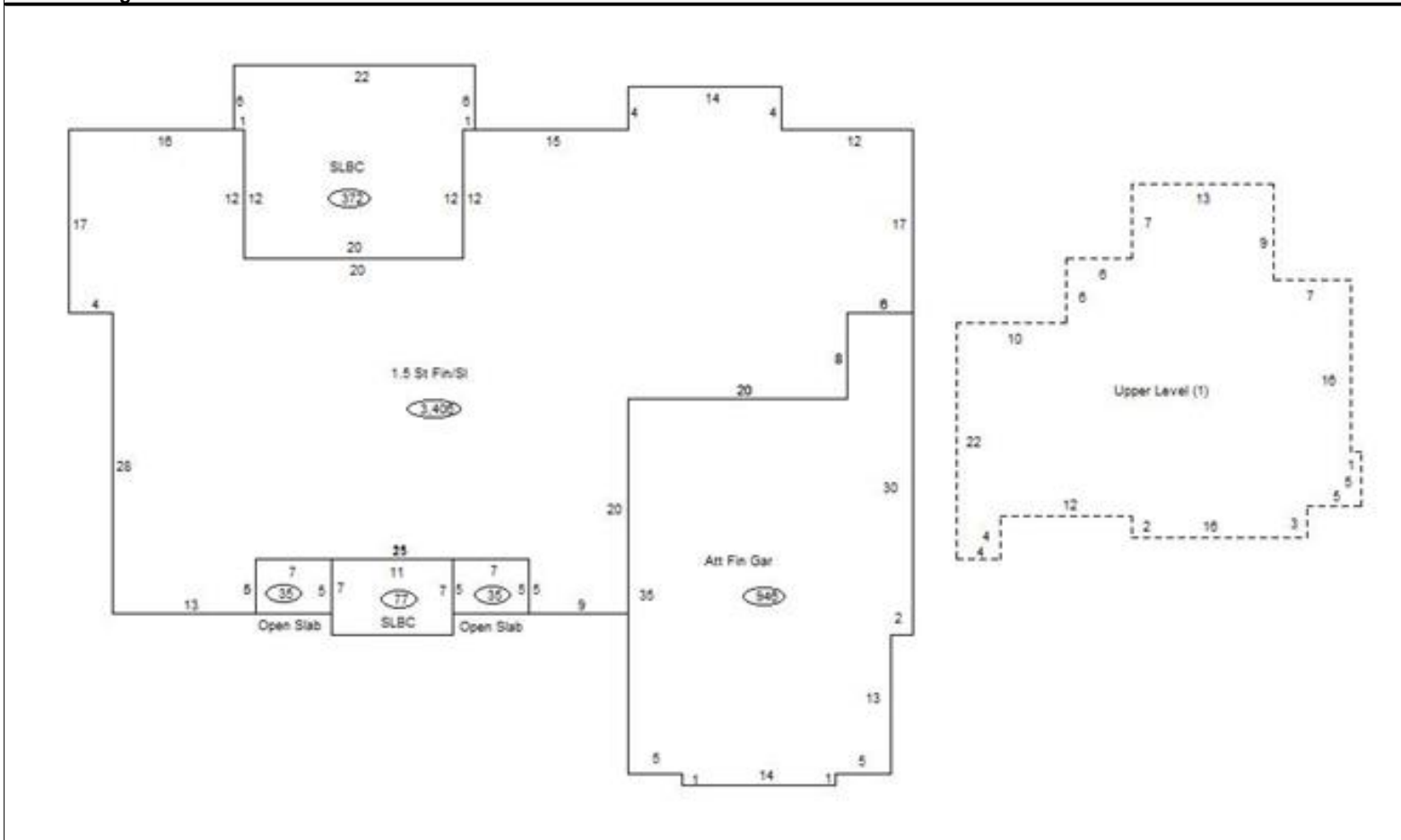
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Sketch Image

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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	2,476	1.376	3,406
2	U	^UL		13	Upper Level (1)	930	1.000	930
3	G	5		13	Att Fin Gar	946	1.000	946
4	M	PRCH		13	SLBC	372	1.000	372
5	M	PATO		13	Open Slab	35	1.000	35
6	M	PRCH		13	SLBC	77	1.000	77
7	M	PATO		13	Open Slab	35	1.000	35
Total Building Area						2,476		3,406