



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:26:55
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094980 Parcel ID 000000-00-0-00845-002-0003 Cadastral ID 01-20-14-00760 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314650 TROST, SCOTT M & DANA K 6429 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06429 N TWIN CREEKS DR Subdivision TWIN CREEKS II AT STONE CANYON Lot/Block 0003 / 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_006: 7/15/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.4571 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 19,910.00 x 5.70 = 113,487 Factor Value Adjustments 1.0000 Lot Value 113,487		

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-15\IMG_006: 7/15/2021

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	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	2,702 / 3,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,702
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	649 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	460,544	134.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	611,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.18	Total Misc Impr	+ 21,230				
Roofing Adj	+ 4.55	Garage Cost	+ 37,499				
Subfloor Adj	+ -3.54	Total RCN	= 484,854				
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 29,091				
Plumbing Adj	+ 8.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 455,763				
Adj Base Cost	= 124.89	Lot Value	+ 113,487				
Total Area	x 3,412	Indicated Value	= 569,250				
Adjusted Cost	= 426,125	Value Per SqFt	166.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	455,763		
Lot Value	113,487		
Indicated Value	569,250	166.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	569,250	166.84	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	117210	366		366	31.73		11,613
PRCH	SLAB PORCH - COVERED	117211	9x8		72	32.96		2,373



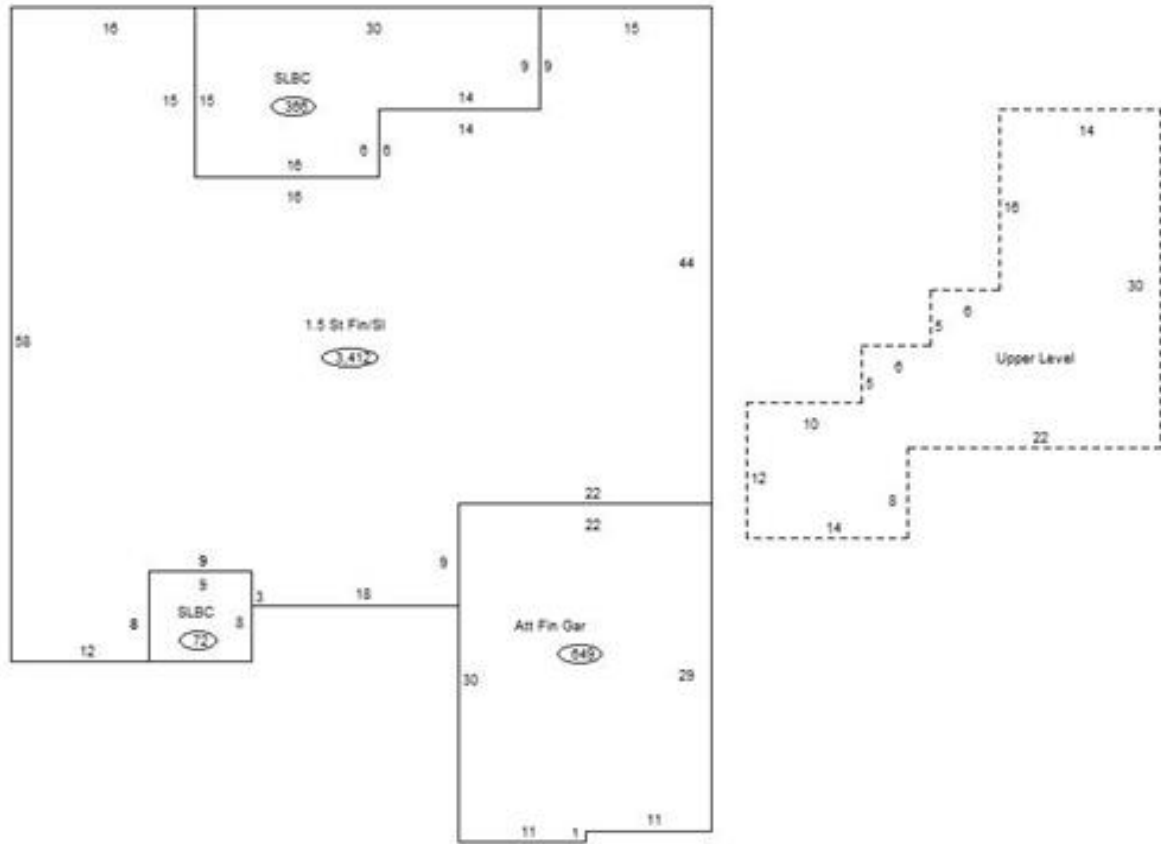
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Sketch Image

660094980



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	2,702	1.263	3,412
2	U	^UL		13	Upper Level	710	1.000	710
3	G	5		13	Att Fin Gar	649	1.000	649
4	M	PRCH		13	SLBC	366	1.000	366
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,702		3,412