



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:33:55  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095750 <b>Parcel ID</b> 000000-00-0-00847-001-0005 <b>Cadastral ID</b> 01-20-14-00810 <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> 310599 ALUMBAUGH, JOEL & MARY-TRUSTEES ALUMBAUGH FAMILY TRUST  19139 E REDBERRY RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19139 E REDBERRY RD <b>Subdivision</b> TWIN CREEKS III AT STONE CANYON <b>Lot/Block</b> 0005 / 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\2021-7-13\IMG_000: 7/13/2021</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24762154 -95.76177693 TWIN CREEKS III @ STONE CANYON BLOCK 1 LOT 5																																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5065		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,061.00 x 5.38 = 118,740		
Factor Value			
Adjustments	1.0000		
Lot Value	118,740		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG\_000: 7/13/2021

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	75% Veneer, Masonry 25% Veneer, Stone
Base/Total Area	2,613 / 3,605
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,613
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	726 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	
Adjusted R	0.8445		
Indicated Value	515,615	143.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	572,520 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.27	Total Misc Impr	+ 24,650
Roofing Adj	+ 4.19	Garage Cost	+ 41,317
Subfloor Adj	+ -3.30	Total RCN	= 518,214
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 25,911
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 492,303
Adj Base Cost	= 125.45	Lot Value	+ 118,740
Total Area	x 3,605	Indicated Value	= 611,043
Adjusted Cost	= 452,247	Value Per SqFt	169.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	492,303		
Lot Value	118,740		
Indicated Value	611,043	169.50	Per SqFt
Agland Value			
Site Improvements	27,424		
Total Value	638,467	177.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PATO	Patio - Open	121489	9x6		54	14.39		777
PRCH	Porch	121490	16x12		192	32.30		6,202
PATO	Patio - Open	121491	30x6		180	13.46		2,423
GENR	Generator - Residential Standby			1 2014	1	3,808.00		3,808

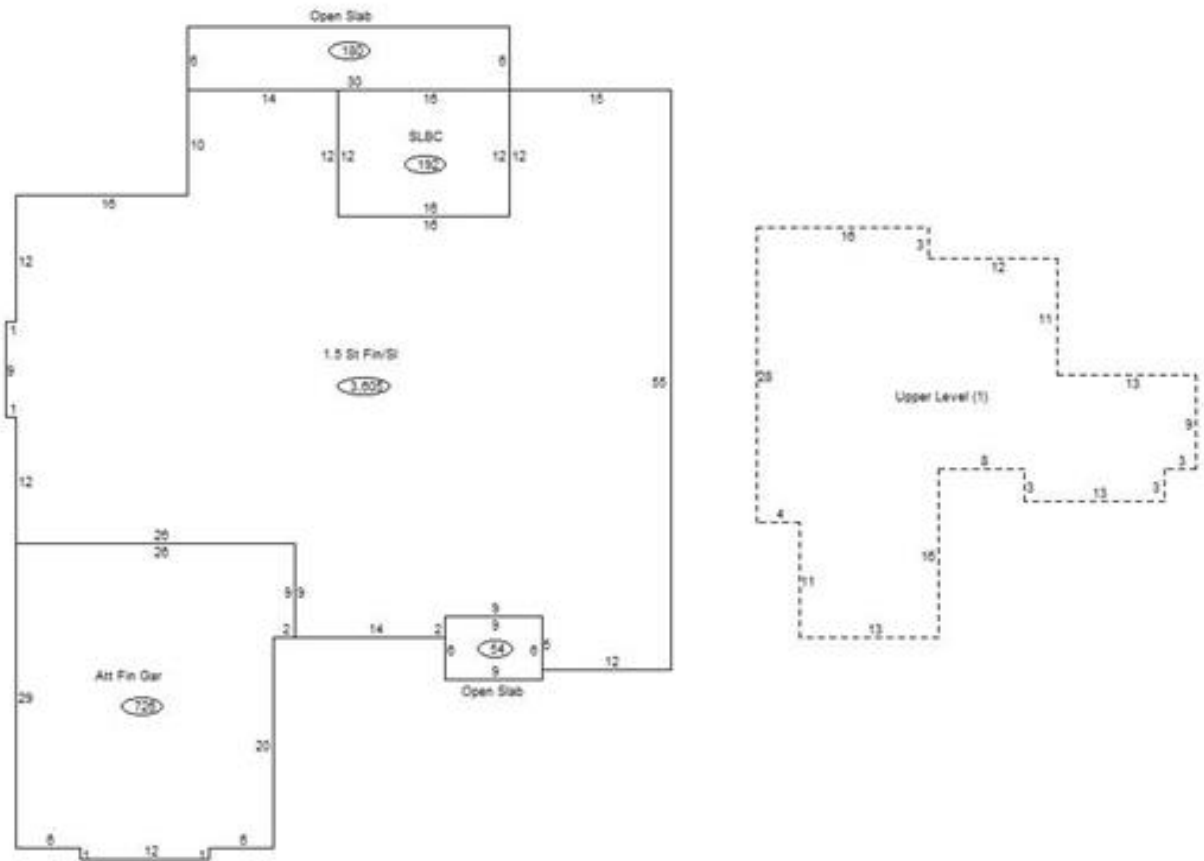


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Sketch Image

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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	2,613	1.380	3,605
2	U	^UL		13	Upper Level (1)	992	1.000	992
3	G	5		13	Att Fin Gar	726	1.000	726
4	M	PATO		13	Open Slab	54	1.000	54
5	M	PRCH		13	SLBC	192	1.000	192
6	M	PATO		13	Open Slab	180	1.000	180
<b>Total Building Area</b>						<b>2,613</b>		<b>3,605</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		470
	Qual 5	Cond 5	Year 2023	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (61.42 x 470)	28,867	28,867	1,443	27,424