




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:34:04  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095755 <b>Parcel ID</b> 000000-00-0-00847-001-0010 <b>Cadastral ID</b> 01-20-14-00860 <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> 310904 DWIGGINS FAMILY LIVING REVOCABLE TRUST  19108 E REDBERRY RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19108 E REDBERRY RD <b>Subdivision</b> TWIN CREEKS III AT STONE CANYON <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 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_001 7/13/2021</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24715125 -95.76285175 TWIN CREEKS III @ STONE CANYON BLOCK 1 LOT 10																																																																																																																	
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Date 04/18/2026  
Time 08:34:04  
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5088		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,163.00 x 5.37 = 118,975		
Factor Value			
Adjustments	1.0000		
Lot Value	118,975		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG\_001 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	100% Veneer, Masonry
Base/Total Area	2,221 / 3,379
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,221
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	746 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	484,858	143.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	659,870		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.18	Total Misc Impr	+ 15,902
Roofing Adj	+ 3.88	Garage Cost	+ 42,455
Subfloor Adj	+ -3.03	Total RCN	= 483,503
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	- 29,010
Plumbing Adj	+ 8.48	Lump Sums	+ 24,174
Basement Adj	+ 0.00	RCNLD	= 478,667
Adj Base Cost	= 125.82	Lot Value	+ 118,975
Total Area	x 3,379	Indicated Value	= 597,642
Adjusted Cost	= 425,146	Value Per SqFt	176.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	478,667		
Lot Value	118,975		
Indicated Value	597,642	176.87	Per SqFt
Agland Value			
Site Improvements	18,884		
Total Value	616,526	182.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	SLAB PORCH - COVERED	117879	19x8		152	32.55		4,948
PRCH	Porch	117880	158		158	32.51		5,137
PATO	Patio - Open	117881	19x6		114	14.22		1,621
GRDT	Garage - Detached	176518	26x24		624	38.74		24,174



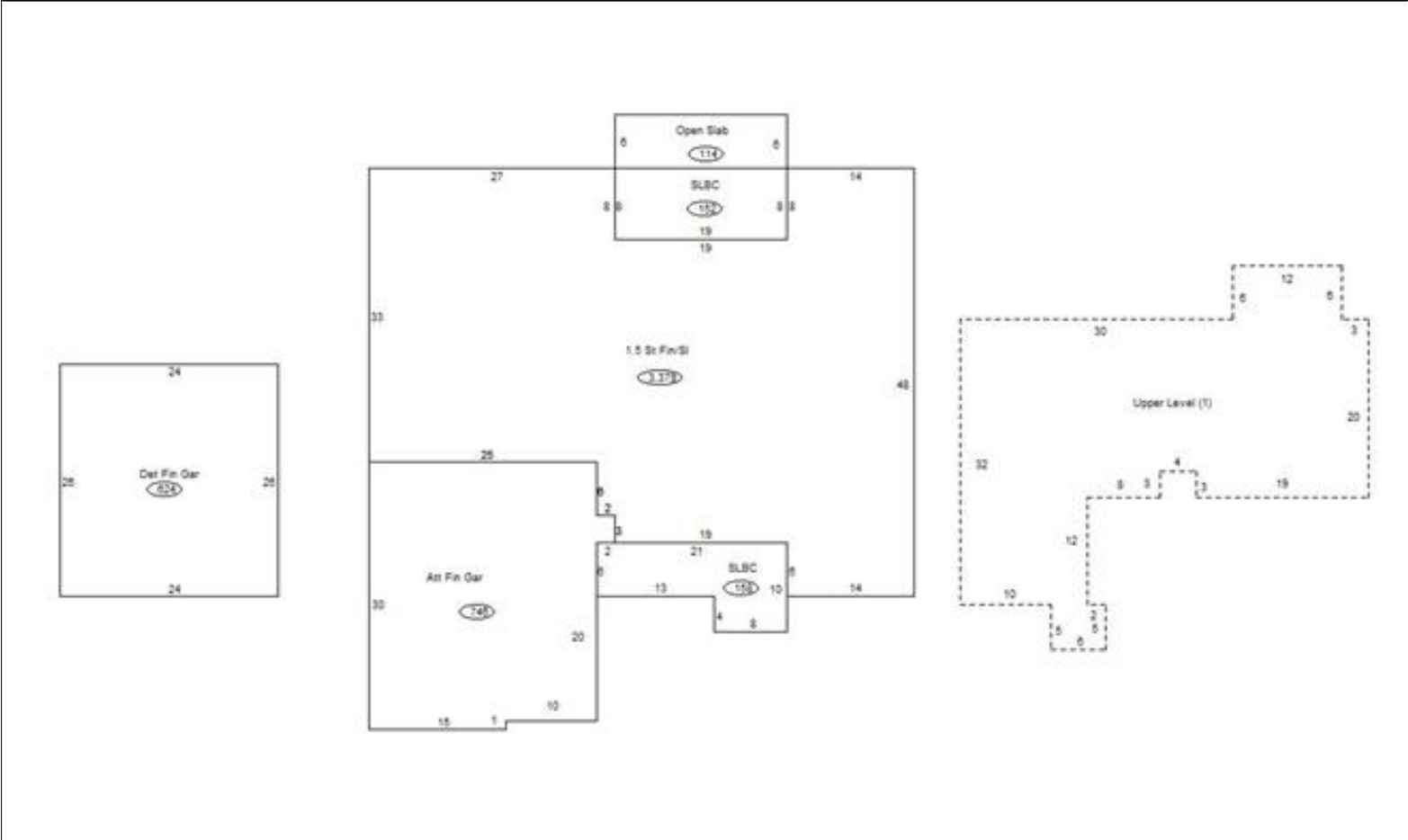
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 Time 08:34:04  
 Page 3

Sketch Image

660095755



**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	2,221	1.521	3,379
2	G	5		13	Att Fin Gar	746	1.000	746
3	U	^UL		13	Upper Level (1)	1,158	1.000	1,158
4	M	PRCH		13	SLBC	152	1.000	152
5	M	PRCH		13	SLBC	158	1.000	158
6	M	PATO		13	Open Slab	114	1.000	114
7	G	6		13	Det Fin Gar	624	1.000	624
<b>Total Building Area</b>						2,221		3,379



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Date 04/18/2026  
Time 08:34:04  
Page 4

660095755

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		413
	Qual 4	Cond 4	Year 2019	Eff Age 4		

0

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (57.88 x 413)	23,904		23,904	5,020	18,884