



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:34:12
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Assessment Data					Primary Image																																																																																																												
Account 660095759 Parcel ID 000000-00-0-00847-002-0002 Cadastral ID 01-20-14-00900 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 311827 ALDRIDGE, STEPHANIE & JUSTIN J 6397 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06397 N TWIN CREEKS DR Subdivision TWIN CREEKS III 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\2021-7-13\IMG_003: 7/13/2021</p>																																																																																																												
Legal Description Lat/Long: 36.24618508 -95.76237297 TWIN CREEKS III @ STONE CANYON BLOCK 2 LOT 2																																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7802		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	33,986.00 x 4.30 = 146,168		
Factor Value			
Adjustments	1.0000		
Lot Value	146,168		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_003: 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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,958 / 3,164
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,958
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	758 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	477,455	150.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	516,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.31	Total Misc Impr	+ 16,100
Roofing Adj	+ 3.77	Garage Cost	+ 43,138
Subfloor Adj	+ -2.87	Total RCN	= 468,027
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 23,401
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 444,626
Adj Base Cost	= 129.20	Lot Value	+ 146,168
Total Area	x 3,164	Indicated Value	= 590,794
Adjusted Cost	= 408,789	Value Per SqFt	186.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,626		
Lot Value	146,168		
Indicated Value	590,794	186.72	Per SqFt
Agland Value			
Site Improvements	29,690		
Total Value	620,484	196.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121518	293		293	31.96		9,364
PATO	SLAB PORCH - OPEN	121519	496		496	10.78		5,347
PRCH	SLAB PORCH - COVERED	121520	7x6		42	33.06		1,389



Rogers

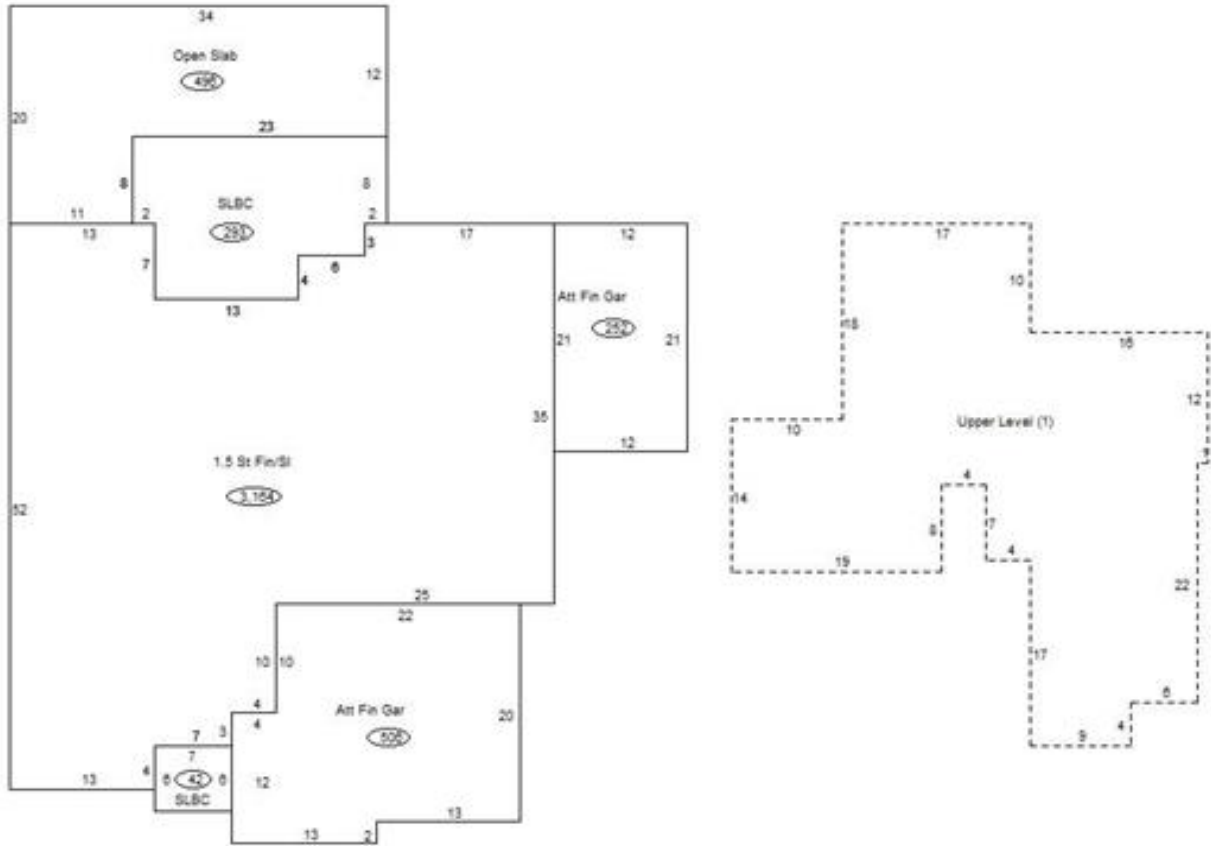
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Sketch Image

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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	1,958	1.616	3,164
2	U	^UL		13	Upper Level (1)	1,206	1.000	1,206
3	G	5		13	Att Fin Gar	506	1.000	506
4	M	PRCH		13	SLBC	293	1.000	293
5	M	PATO		13	Open Slab	496	1.000	496
6	M	PRCH		13	SLBC	42	1.000	42
7	G	5		13	Att Fin Gar	252	1.000	252
Total Building Area						1,958		3,164



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	30x15x0	Concrete		450
	Qual 6	Cond 6	Year 2024	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (69.45 x 450)	31,253	31,253	1,563	29,690