



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:34:15
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095761 Parcel ID 000000-00-0-00847-002-0004 Cadastral ID 01-20-14-00920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340916 ERICKSON, CHRISTOPHER & SAMANTHA VANMETER 6379 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06379 N TWIN CREEKS DR Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0004 / 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_004; 7/13/2021</p>																																																																																																												
Legal Description Lat/Long: 36.24549063 -95.76184950																																																																																																																	
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 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6097		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,560.00 x 4.86 = 129,088		
Factor Value			
Adjustments	1.2655		
Lot Value	163,361		



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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	2,726 / 3,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,726
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	708 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	454,289	138.67 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	426,530	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	447,212		
Lot Value	163,361		
Indicated Value	610,573	186.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	610,573	186.38	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.19	Total Misc Impr	+	16,708
Roofing Adj	+ 4.77	Garage Cost	+	40,413
Subfloor Adj	+ -3.70	Total RCN	=	470,749
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	23,537
Plumbing Adj	+ 7.69	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	447,212
Adj Base Cost	= 126.26	Lot Value	+	163,361
Total Area	x 3,276	Indicated Value	=	610,573
Adjusted Cost	= 413,628	Value Per SqFt		186.38

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	121512	18x10		180	32.38		5,828
PATO	SLAB PORCH - OPEN	121513	18x5		90	14.39		1,295
PRCH	SLAB PORCH - COVERED	121514	71		71	32.97		2,341



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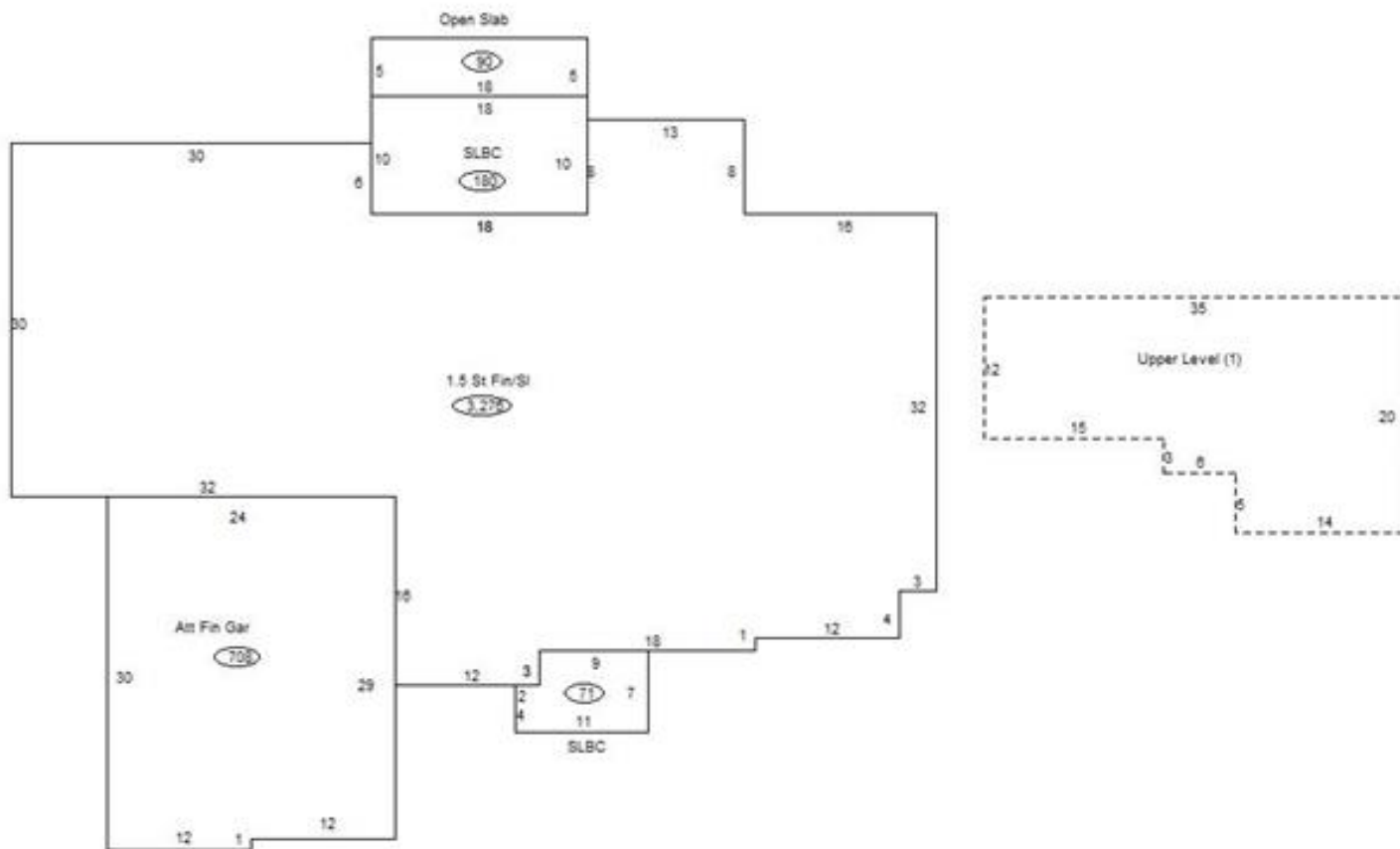
Date 04/18/2026

Time 08:34:16

Page 3

Sketch Image

660095761



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	2,726	1.202	3,276
2	U	^UL		13	Upper Level (1)	550	1.000	550
3	G	5		13	Att Fin Gar	708	1.000	708
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PATO		13	Open Slab	90	1.000	90
6	M	PRCH		13	SLBC	71	1.000	71
Total Building Area						2,726		3,276