



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:34:26
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Assessment Data					Primary Image																																																																																																												
Account 660095767 Parcel ID 000000-00-0-00847-001-0001 Cadastral ID 06-20-15-01700 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 310552 MUSE, JASON & MELINDA L 19239 E REDBERRY RD OWASSO OK 74055-7453 Parcel Location Situs 19239 E REDBERRY RD Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660095767_001.JPG 10/7/2025</p>																																																																																																												
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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5581	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	24,311.00 x 5.10 = 123,915	660095767_001.JPG
Factor Value		10/7/2025
Adjustments	1.0000	
Lot Value	123,915	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,690 / 3,417
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,690
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	856 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	484,200 141.70 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	620,670 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.48	Total Misc Impr	+ 32,145
Roofing Adj	+ 4.53	Garage Cost	+ 48,715
Subfloor Adj	+ -3.53	Total RCN	= 508,532
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 45,768
Plumbing Adj	+ 7.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 462,764
Adj Base Cost	= 125.16	Lot Value	+ 123,915
Total Area	x 3,417	Indicated Value	= 586,679
Adjusted Cost	= 427,672	Value Per SqFt	171.69

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	462,764
Lot Value	123,915
Indicated Value	586,679 171.69 Per SqFt
Agland Value	
Site Improvements	2,844
Total Value	589,523 172.53 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
ODFP	Outdoor Fireplace/Firepit	0		1.	1	4,196.11		4,196
PRCH	Porch	121484	329		329	31.85		10,479
PATO	Patio - Open	121485	56x7		392	10.82		4,241
PRCH	Porch	121486	185		185	32.35		5,985



Rogers

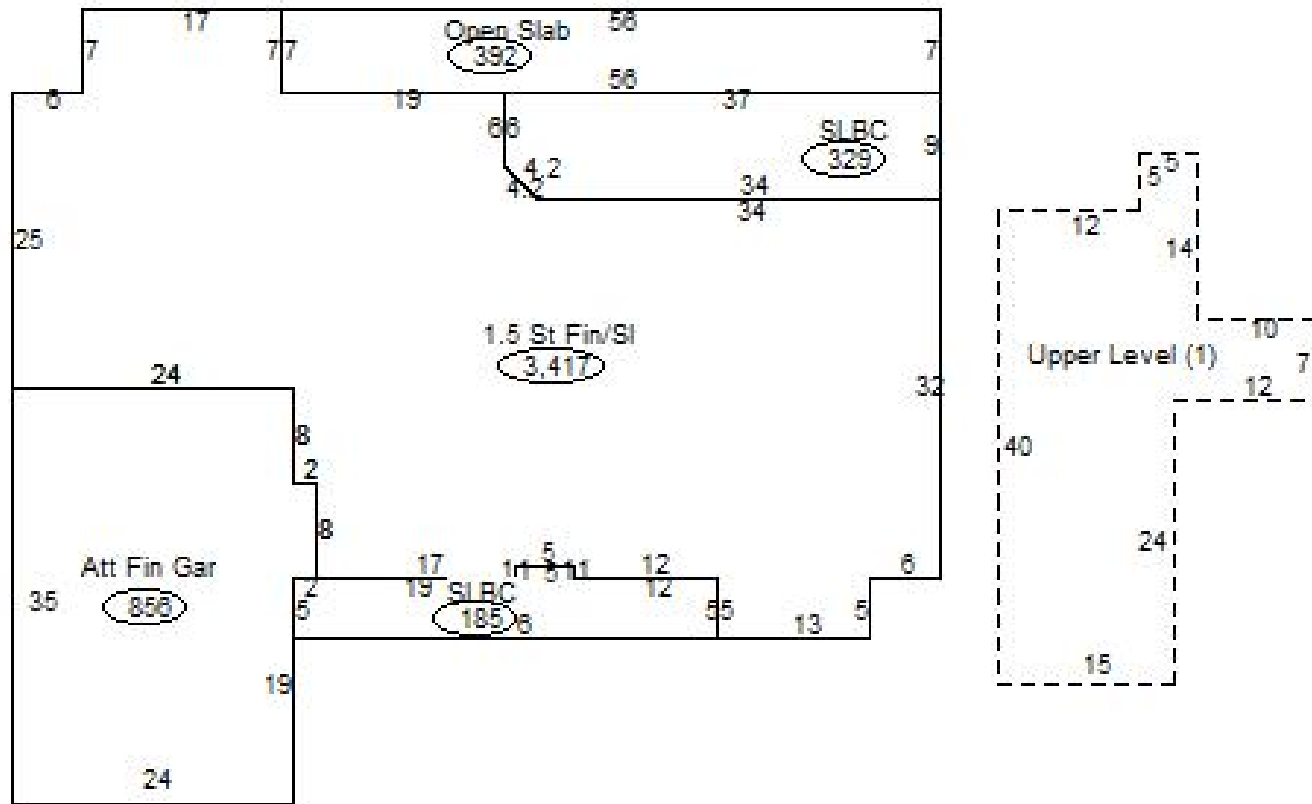
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5 St Fin/SI	2,690	1.270	3,417
2	U	^UL		25	Upper Level (1)	727	1.000	727
3	G	5		25	Att Fin Gar	856	1.000	856
4	M	PRCH		25	SLBC	329	1.000	329
5	M	PATO		25	Open Slab	392	1.000	392
6	M	PRCH		25	SLBC	185	1.000	185
Total Building Area						2,690		3,417



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual	4	Cond 4	Year	2014	Eff Age 7
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)		RCNLD
Base Cost (4,820.00 x 1)		4,820		4,820		1,976
						2,844