




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:34:28  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095768 <b>Parcel ID</b> 000000-00-0-00847-001-0002 <b>Cadastral ID</b> 06-20-15-01710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 312974 JONES, DENNIS R & KATHY C  19185 E REDBERRY RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19185 E REDBERRY RD <b>Subdivision</b> TWIN CREEKS III AT STONE CANYON <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 15 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660095768 09/29/25</p> <p>660095768_002.JPG 10/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24730133 -95.76053584 TWIN CREEKS III @ STONE CANYON BLOCK 1 LOT 2																																																																																																																	
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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	0.5948	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	25,910.00 x 4.92 = 127,593	
Factor Value		
Adjustments	1.0000	
Lot Value	127,593	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,782 / 4,298
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,782
Fixture/RghIn	15 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	802 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2014 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	713,843 166.09 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	841,040 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.87	Total Misc Impr	+ 66,140				
Roofing Adj	+ 4.19	Garage Cost	+ 51,665				
Subfloor Adj	+ -2.84	Total RCN	= 675,556				
Heat/Cool Adj	+ 18.45	Depreciation ( 7%)	- 47,289				
Plumbing Adj	+ 7.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 628,267				
Adj Base Cost	= 129.77	Lot Value	+ 127,593				
Total Area	x 4,298	Indicated Value	= 755,860				
Adjusted Cost	= 557,751	Value Per SqFt	175.86				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	628,267
Lot Value	127,593
Indicated Value	755,860 175.86 Per SqFt
Agland Value	
Site Improvements	45,374
Total Value	801,234 186.42 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		4	4	8,198.48		32,794
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	119868		270	270	36.04		9,731
PRCH	SLAB PORCH - COVERED	119870		23x15	345	35.77		12,341
PRCH	Porch	119871		15x10	150	36.64		5,496

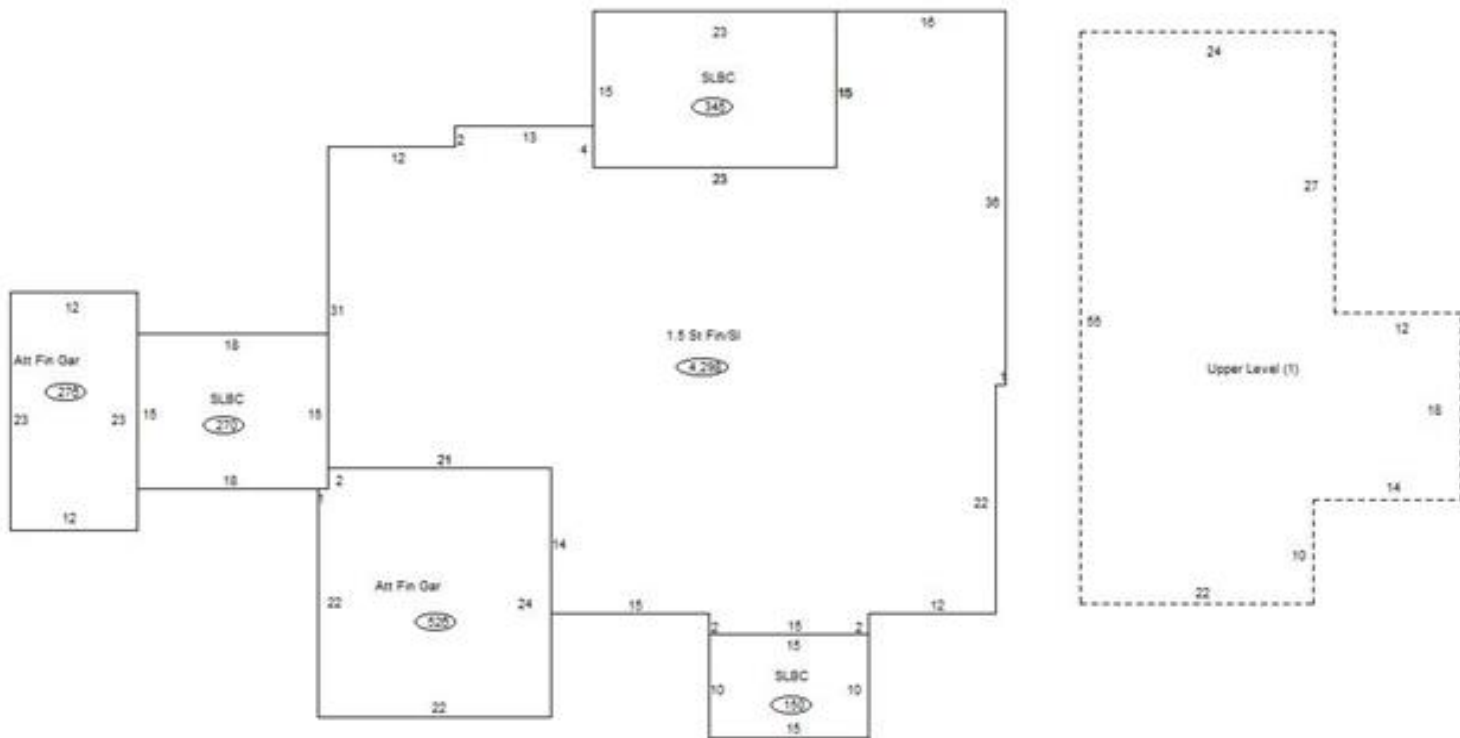


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Sketch Image

660095768



**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/Sl	2,782	1.545	4,298
2	G	5		13	Att Fin Gar	526	1.000	526
3	M	PRCH		13	SLBC	270	1.000	270
4	G	5		13	Att Fin Gar	276	1.000	276
5	M	PRCH		13	SLBC	345	1.000	345
6	M	PRCH		13	SLBC	150	1.000	150
7	U	^UL		13	Upper Level (1)	1,516	1.000	1,516
<b>Total Building Area</b>						<b>2,782</b>		<b>4,298</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	24x34x8	Concrete	Composition Shingle	816	
	Qual 4	Cond 3	Year 2024	Eff Age 2			
	Apt Finish Area Over Garage	Area 0	Fixture Count 0				
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (37.96 x 816)	30,975		30,975	929	30,046	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		531	
	Qual 4	Cond 3	Year 2014	Eff Age 9			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (56.60 x 531)	30,055		30,055	14,727	15,328