



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image				
Account	660095771								
Parcel ID	000000-00-0-00847-001-0013								
Cadastral ID	06-20-15-01740								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	311869								
MARSH, MICHAEL RYAN & JOANNA K									
19160 E REDBERRY RD OWASSO OK 74055-7448									
Parcel Location									
Situs	19160 E REDBERRY RD								
Subdivision	TWIN CREEKS III AT STONE CANYON								
Lot/Block	0013 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.24690006 -95.76138168									
Building Permits									
TWIN CREEKS III @ STONE CANYON BLOCK 1 LOT 13									
Number	Description	Opened	Closed	Amount					
R2014 08 32	R16-NEW 2638 SQ FT SFR	09/2014	08/2015	210,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2470/345	EXECUTIVE HOMES LLC	04/28/2015	355,500	YES					
2431/503	MARSH, MICHAEL RYAN &	09/29/2014	42,000	15					
2390/394	C.A.B.O. DEVELOPMENT COMPANY LI	03/11/2014	62,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2016	Land Value	121,726	82,302	11%	9,053	Assessed	44,719	4,152.61
Year Frozen	0	Improvements	398,870	324,237		35,666	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	520,596	406,539		44,719	Total Taxable	43,719	4,060.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095771	MARSH, MICHAEL RYAN &	20	469,098	1000	42,417	3,939.00		
2024	2024-660095771	MARSH, MICHAEL RYAN &	20	457,348	1000	41,153	3,723.00		
2023	2023-660095771	MARSH, MICHAEL RYAN &	20	380,455	1000	39,925	3,466.00		
2022	2022-660095771	MARSH, MICHAEL RYAN &	20	369,060	1000	38,733	3,372.00		
2021	2021-660095771	MARSH, MICHAEL RYAN &	20	350,686	1000	37,575	3,306.00		
2020	2020-660095771	MARSH, MICHAEL RYAN &	20	359,968	1000	37,869	3,351.00		
2019	2019-660095771	MARSH, MICHAEL RYAN &	20	343,065	1000	36,737	3,291.00		
2018	2018-660095771	MARSH, MICHAEL RYAN &	20	351,396	1000	37,654	3,352.00		
2017	2017-660095771	MARSH, MICHAEL RYAN &	20	363,480	1000	38,983	3,520.00		
2016	2016-660095771	MARSH, MICHAEL RYAN &	20	354,605	1000	38,007	3,380.00		
2015	2015-660095771	MARSH, MICHAEL RYAN &	20	62,500	0	401	36.00		
2014	2014-660095771	MARSH, MICHAEL RYAN &	20	3,474	0	382	35.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:34:34
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5362		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,359.00 x 5.21 = 121,726		
Factor Value			
Adjustments	1.0000		
Lot Value	121,726		



660095771_001.JPG 10/7/2025

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,637 / 2,637
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,637
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	800 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	401,690	152.33 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	552,430	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	398,870		
Lot Value	121,726		
Indicated Value	520,596	197.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	520,596	197.42	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.40	Total Misc Impr	+	15,503
Roofing Adj	+ 5.77	Garage Cost	+	45,528
Subfloor Adj	+ -4.53	Total RCN	=	428,893
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	30,023
Plumbing Adj	+ 9.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	398,870
Adj Base Cost	= 139.50	Lot Value	+	121,726
Total Area	x 2,637	Indicated Value	=	520,596
Adjusted Cost	= 367,862	Value Per SqFt		197.42

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123877	17x7		119	32.76		3,898
PRCH	SLAB PORCH - COVERED	123878	50		50	33.03		1,652
PRCH	SLAB PORCH - COVERED	123879	312		312	31.90		9,953



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

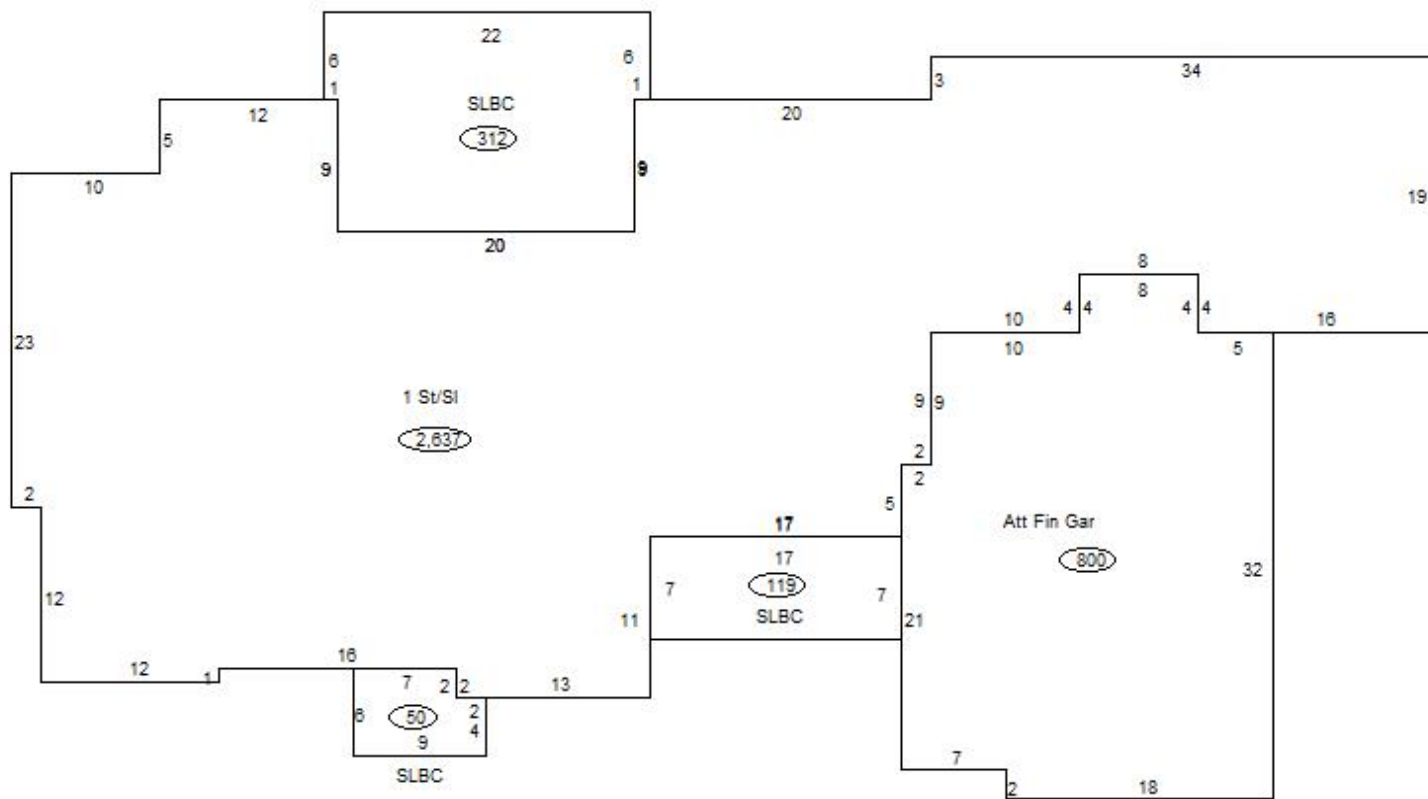
Date 04/18/2026

Time 08:34:34

Page 3

Sketch Image

660095771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,637	1.000	2,637
2	G	5		13	Att Fin Gar	800	1.000	800
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	312	1.000	312
Total Building Area						2,637		2,637