



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:34:42
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095775 Parcel ID 000000-00-0-00847-002-0008 Cadastral ID 06-20-15-01780 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 343589 SWINDELL, MICHAEL & LYNDSAY 6352 N LOCUST LN OWASSO OK 74055-0000 Parcel Location Situs 06352 N LOCUST LN Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					 <p>660095775_002.JPG 10/7/2025</p>																																																																																																												
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6579		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	28,659.00 x 4.67 = 133,916		
Factor Value			
Adjustments	1.0782		
Lot Value	144,382		



Residential Data	
Type	1 Single Family Residence
Condition	4 - 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	2,214 / 3,209
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,214
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	899 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	466,682	145.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	410,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.25	Total Misc Impr	+ 10,347
Roofing Adj	+ 4.08	Garage Cost	+ 51,162
Subfloor Adj	+ -3.18	Total RCN	= 472,036
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 33,043
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 438,993
Adj Base Cost	= 127.93	Lot Value	+ 144,382
Total Area	x 3,209	Indicated Value	= 583,375
Adjusted Cost	= 410,527	Value Per SqFt	181.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	438,993		
Lot Value	144,382		
Indicated Value	583,375	181.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	583,375	181.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123938	188		188	32.33		6,078
PATO	SLAB PORCH - OPEN	123939	24x9		216	12.88		2,782
PRCH	SLAB PORCH - COVERED	123940	45		45	33.05		1,487



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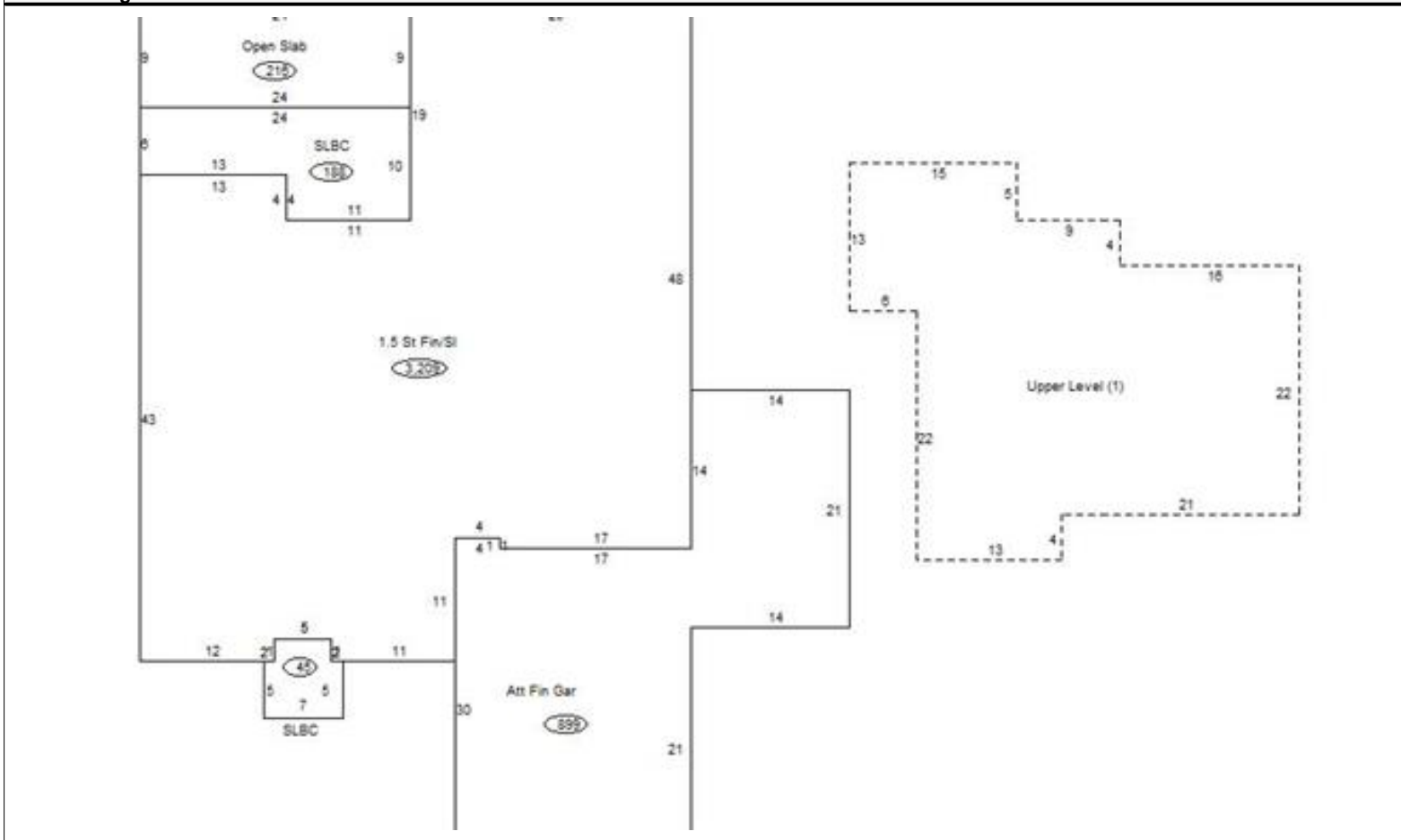
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Sketch Image

660095775



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	2,214	1.449	3,209
2	U	^UL		13	Upper Level (1)	995	1.000	995
3	G	5		13	Att Fin Gar	899	1.000	899
4	M	PRCH		13	SLBC	188	1.000	188
5	M	PATO		13	Open Slab	216	1.000	216
6	M	PRCH		13	SLBC	45	1.000	45
Total Building Area						2,214		3,209