



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
Account 660095777 Parcel ID 000000-00-0-00847-003-0006 Cadastral ID 06-20-15-01800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 322131 MAUPIN, RODNEY & CHRIS 6326 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06326 N TWIN CREEKS DR Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660095777_001.JPG 10/7/2025</p>																																																																					
Legal Description Lat/Long: 36.24467905 -95.76087179 TWIN CREEKS III @ STONE CANYON BLOCK 3 LOT 6																																																																										
Exemptions					Building Permits																																																																					
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																	
2025	2025-660095777	MAUPIN, RODNEY & CHRIS			20	503,238	0	54,117	5,025.00																																																																	
2024	2024-660095777	MAUPIN, RODNEY & CHRIS			20	520,311	0	51,541	4,662.00																																																																	
2023	2023-660095777	MAUPIN, RODNEY & CHRIS			20	478,516	0	49,086	4,261.00																																																																	
2022	2022-660095777	MAUPIN, RODNEY & CHRIS			20	459,311	0	46,749	4,070.00																																																																	
2021	2021-660095777	MAUPIN, RODNEY & CHRIS			20	404,754	0	44,523	3,917.00																																																																	
2020	2020-660095777	MAUPIN, RODNEY & CHRIS			20	415,832	0	45,742	4,047.00																																																																	
2019	2019-660095777	MAUPIN, RODNEY & CHRIS			20	399,380	0	43,932	3,935.00																																																																	
2018	2018-660095777	MAUPIN, RODNEY & CHRIS			20	406,342	0	44,698	3,979.00																																																																	
2017	2017-660095777	MAUPIN, RODNEY & CHRIS			20	428,712	0	47,158	4,258.00																																																																	
2016	2016-660095777	GIBSON, DANIEL MARK &			20	417,911	0	45,970	4,089.00																																																																	
2015	2015-660095777	GIBSON, DANIEL MARK &			20	404,809	0	44,529	3,980.00																																																																	
2014	2014-660095777	GIBSON, DANIEL MARK &			20	198,185	0	21,800	1,972.00																																																																	



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5759		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,086.00 x 5.01 = 125,698		
Factor Value			
Adjustments	1.0000		
Lot Value	125,698		



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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	100% Veneer, Masonry
Base/Total Area	2,420 / 3,137
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,420
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	728 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2013 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	443,359	141.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	461,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+	25,630			
Roofing Adj	+ 4.50	Garage Cost	+	41,430			
Subfloor Adj	+ -3.56	Total RCN	=	468,000			
Heat/Cool Adj	+ 16.31	Depreciation (8%)	-	37,440			
Plumbing Adj	+ 9.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	430,560			
Adj Base Cost	= 127.81	Lot Value	+	125,698			
Total Area	x 3,137	Indicated Value	=	556,258			
Adjusted Cost	= 400,940	Value Per SqFt		177.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,560		
Lot Value	125,698		
Indicated Value	556,258	177.32	Per SqFt
Agland Value			
Site Improvements	2,747		
Total Value	559,005	178.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	118762	728		728	30.60		22,277
PRCH	SLAB PORCH - COVERED	118763	102		102	32.87		3,353



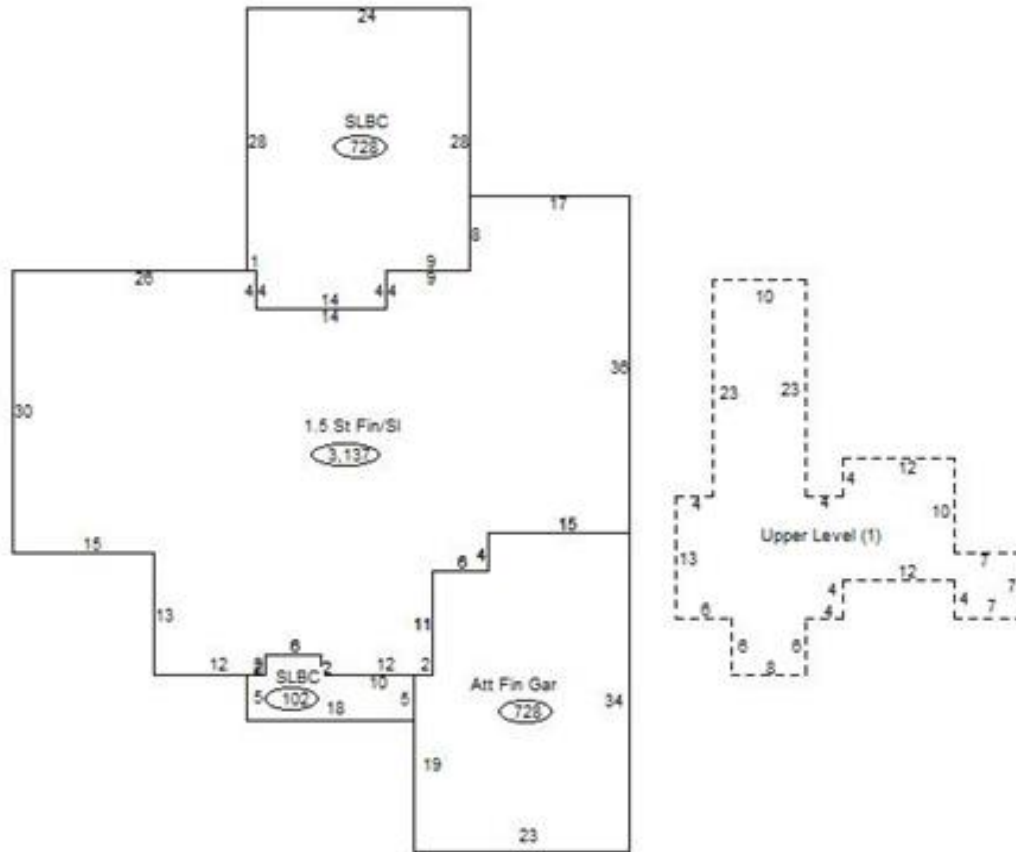
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,420	1.296	3,137
2	U	^UL		20	Upper Level (1)	717	1.000	717
3	G	5		20	Att Fin Gar	728	1.000	728
4	M	PRCH		20	SLBC	728	1.000	728
5	M	PRCH		20	SLBC	102	1.000	102
Total Building Area						2,420		3,137



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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 2013	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (4,820.00 x 1)		4,820		4,820	2,073	2,747