



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:34:47  
 Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095778 <b>Parcel ID</b> 000000-00-0-00847-003-0007 <b>Cadastral ID</b> 06-20-15-01810 <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> 326925 RACHEL, ALLEN D & KASEY D  6314 N TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06314 N TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS III AT STONE CANYON <b>Lot/Block</b> 0007 / 0003 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>660095778_001.JPG 10/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24484818 -95.76048709 TWIN CREEKS III @ STONE CANYON BLOCK 3 LOT 7																																																																																																																	
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Date 04/18/2026  
Time 08:34:48  
Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5003		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,795.00 x 5.42 = 118,129		
Factor Value			
Adjustments	1.0000		
Lot Value	118,129		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,162 / 3,386
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,162
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,064 Attached Garage - Finished 4 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	496,902	146.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	605,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.32	Total Misc Impr	+	13,898			
Roofing Adj	+ 3.79	Garage Cost	+	60,552			
Subfloor Adj	+ -2.95	Total RCN	=	500,849			
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	-	35,059			
Plumbing Adj	+ 8.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	465,790			
Adj Base Cost	= 125.93	Lot Value	+	118,129			
Total Area	x 3,386	Indicated Value	=	583,919			
Adjusted Cost	= 426,399	Value Per SqFt		172.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	465,790		
Lot Value	118,129		
Indicated Value	583,919	172.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	583,919	172.45	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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	121530	44		44	33.05		1,454
PRCH	SLAB PORCH - COVERED	121531	20x8		160	32.50		5,200



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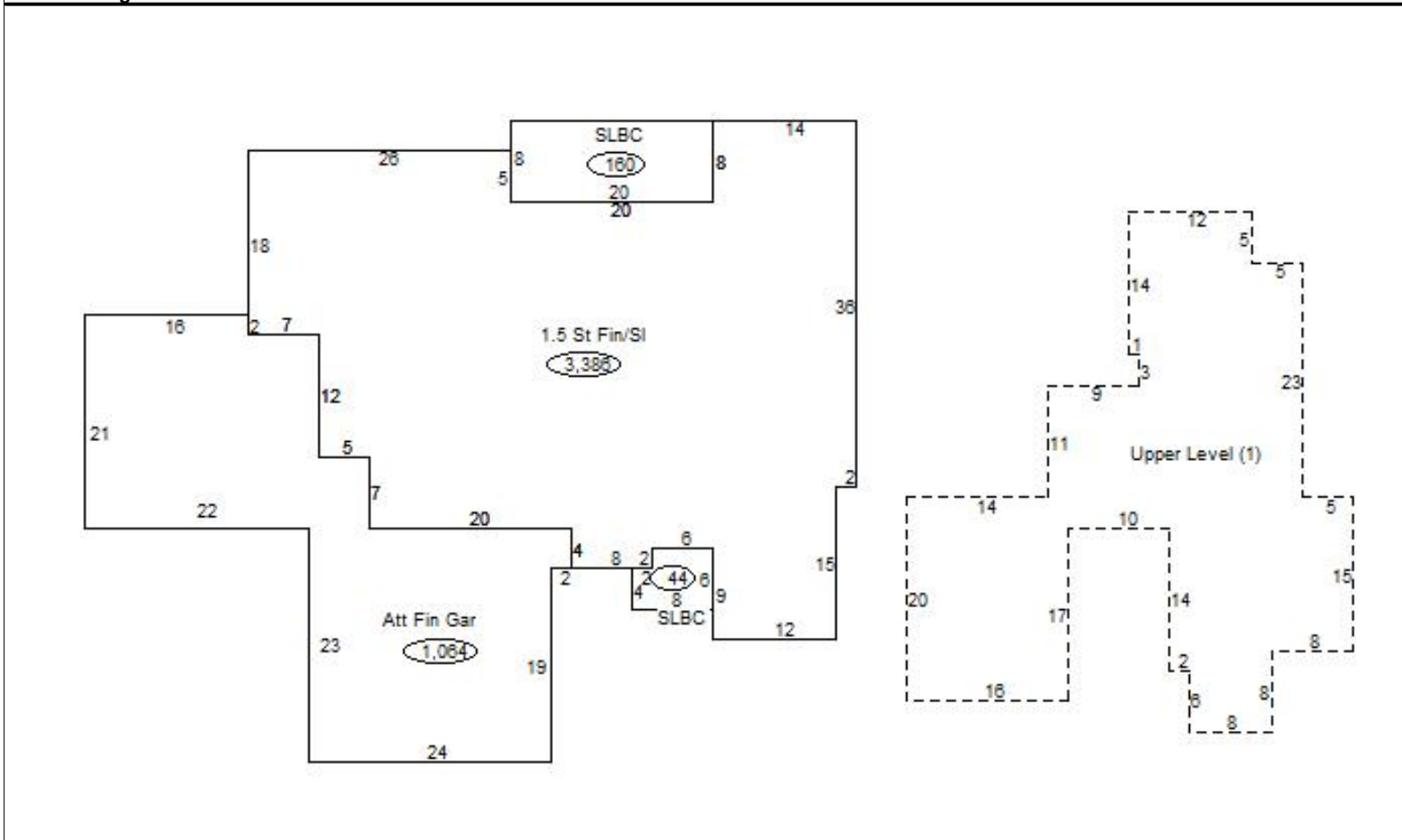
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 Page 3

### Sketch Image

660095778



### 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/Sl	2,162	1.566	3,386
2	U	^UL		20	Upper Level (1)	1,224	1.000	1,224
3	G	5		20	Att Fin Gar	1,064	1.000	1,064
4	M	PRCH		20	SLBC	44	1.000	44
5	M	PRCH		20	SLBC	160	1.000	160
<b>Total Building Area</b>						2,162		3,386