



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 660095781 Parcel ID 000000-00-0-00847-004-0002 Cadastral ID 06-20-15-01840 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 326413 SCHANKEL, STORY L & KELSIE L 6345 N LOCUST LN OWASSO OK 74055-0000 Parcel Location Situs 06345 N LOCUST LN Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660095781 09/29/25</p> <p>660095781_001.JPG 10/7/2025</p>														
Legal Description Lat/Long: 36.24581934 -95.76034529																			
TWIN CREEKS III @ STONE CANYON BLOCK 4 LOT 2					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2013 05 2</td> <td>R14-NEW 3374 SQ FT SFR</td> <td>09/2013</td> <td>12/2013</td> <td>300,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 05 2	R14-NEW 3374 SQ FT SFR	09/2013	12/2013	300,000
Number	Description	Opened	Closed	Amount															
R2013 05 2	R14-NEW 3374 SQ FT SFR	09/2013	12/2013	300,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	HUTTO, KIP D & LISA S	11/30/2018	415,000	YES										
					2627/696	HAMPTON, WILLIAM D	04/13/2017	435,000	YES										
					2404/28	ASHER HOMES LLC	05/21/2014	424,000	YES										
					2325/942	C.A.B.O. DEVELOPMENT COMPANY LI	05/07/2013	61,470	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax										
Remove Cap	2019		Land Value	127,648	82,361	11%	9,060	Assessed	53,916	5,006.64									
Year Frozen	0		Improvements	488,561	407,786		44,856	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-93.00									
TIF Project ID	0		Total Value	616,209	490,147		53,916	Total Taxable	52,916	4,914.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095781	SCHANKEL, STORY L &			20	549,585	1000	51,346	4,768.00										
2024	2024-660095781	SCHANKEL, STORY L &			20	537,896	1000	49,822	4,507.00										
2023	2023-660095781	SCHANKEL, STORY L &			20	487,685	1000	48,341	4,196.00										
2022	2022-660095781	SCHANKEL, STORY L &			20	472,475	1000	46,904	4,083.00										
2021	2021-660095781	SCHANKEL, STORY L &			20	422,807	1000	45,509	4,004.00										
2020	2020-660095781	SCHANKEL, STORY L &			20	434,479	1000	46,278	4,095.00										
2019	2019-660095781	SCHANKEL, STORY L &			20	417,279	1000	44,901	4,022.00										
2018	2018-660095781	HUTTO, KIP D & LISA S			20	436,542	0	48,020	4,274.00										
2017	2017-660095781	HUTTO, KIP D & LISA S			20	453,114	0	49,843	4,501.00										
2016	2016-660095781	HAMPTON, WILLIAM D			20	441,493	0	48,564	4,319.00										
2015	2015-660095781	HAMPTON, WILLIAM D			20	424,018	0	46,642	4,169.00										
2014	2014-660095781	HAMPTON, WILLIAM D			20	217,802	0	23,958	2,167.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5954		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,934.00 x 4.92 = 127,648		
Factor Value			
Adjustments	1.0000		
Lot Value	127,648		



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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	2,105 / 3,505
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,105
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	975 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	498,806	142.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	645,920 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.98	Total Misc Impr	+ 31,229
Roofing Adj	+ 3.60	Garage Cost	+ 55,487
Subfloor Adj	+ -2.77	Total RCN	= 531,045
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 42,484
Plumbing Adj	+ 9.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 488,561
Adj Base Cost	= 126.77	Lot Value	+ 127,648
Total Area	x 3,505	Indicated Value	= 616,209
Adjusted Cost	= 444,329	Value Per SqFt	175.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	488,561		
Lot Value	127,648		
Indicated Value	616,209	175.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	616,209	175.81	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
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	SLAB PORCH - COVERED	118976	316		316	31.89		10,077
PRCH	Porch	118977	8x6		48	33.04		1,586
PRCH	Porch	118978	120		120	32.75		3,930



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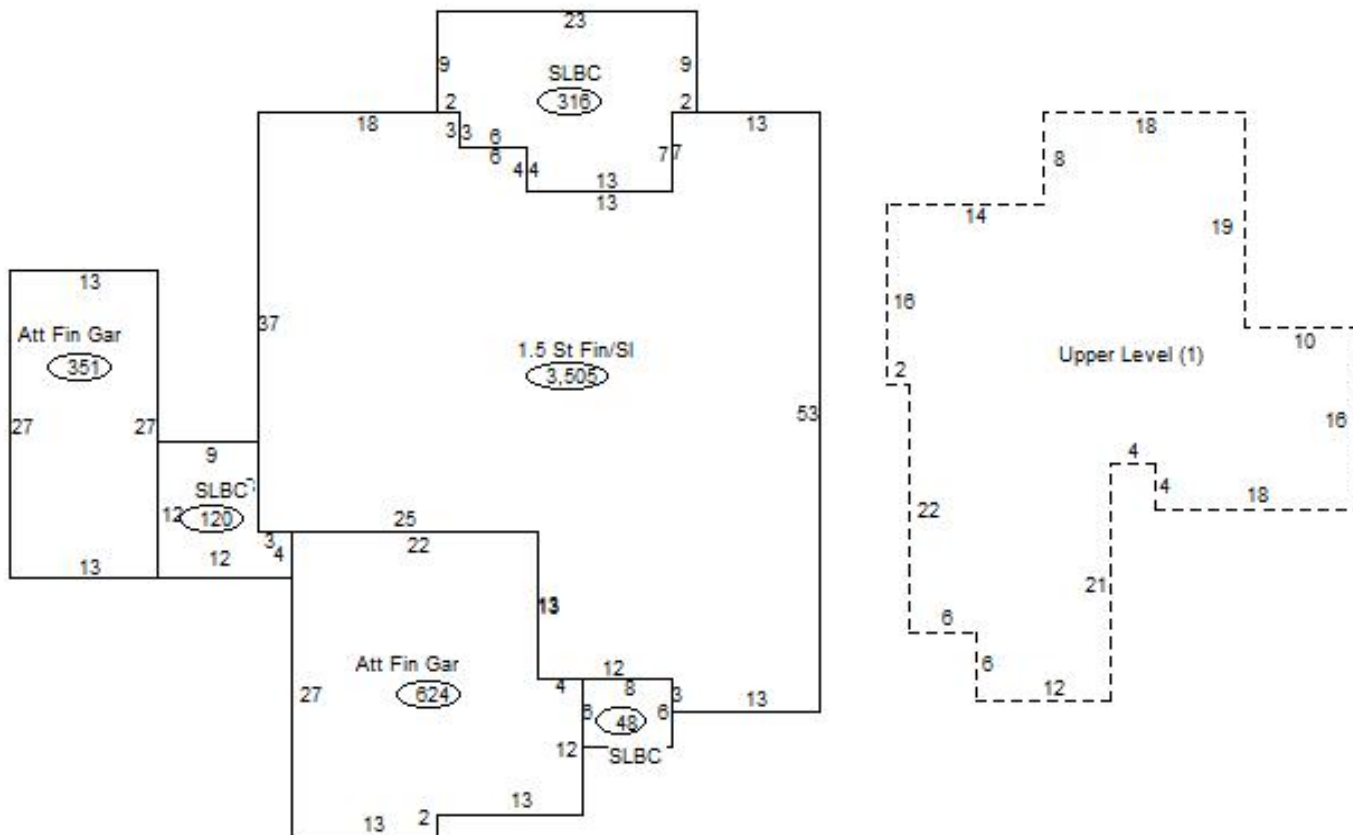
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Sketch Image

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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/Sl	2,105	1.665	3,505
2	U	^UL		20	Upper Level (1)	1,400	1.000	1,400
3	G	5		20	Att Fin Gar	624	1.000	624
4	M	PRCH		20	SLBC	316	1.000	316
5	M	PRCH		20	SLBC	48	1.000	48
6	M	PRCH		20	SLBC	120	1.000	120
7	G	5		20	Att Fin Gar	351	1.000	351
Total Building Area						2,105		3,505