




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:34:55  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095782 <b>Parcel ID</b> 000000-00-0-00847-004-0003 <b>Cadastral ID</b> 06-20-15-01850 <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> 316935 YOUNG, ABBY & JOSHUA  6363 N LOCUST LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06363 N LOCUST LN <b>Subdivision</b> TWIN CREEKS III AT STONE CANYON <b>Lot/Block</b> 0003 / 0004 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>660095782_001.JPG 10/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24617685 -95.76036990 TWIN CREEKS III @ STONE CANYON BLOCK 4 LOT 3																																																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.563		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,524.00 x 5.07 = 124,405		
Factor Value			
Adjustments	1.0000		
Lot Value	124,405		

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	2,361 / 3,394
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,361
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	845 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	480,014	141.43 Per SqFt

Direct Comparables		
Selection Model	A Adam Test	
Adjustment Model	1 2022 Residential	
Comparables	6	
Indicated Value	614,400	Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.33	Total Misc Impr	+ 14,867
Roofing Adj	+ 4.08	Garage Cost	+ 48,089
Subfloor Adj	+ -3.21	Total RCN	= 490,464
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	- 34,332
Plumbing Adj	+ 8.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 456,132
Adj Base Cost	= 125.96	Lot Value	+ 124,405
Total Area	x 3,394	Indicated Value	= 580,537
Adjusted Cost	= 427,508	Value Per SqFt	171.05

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	456,132	
Lot Value	124,405	
Indicated Value	580,537	171.05 Per SqFt
Agland Value		
Site Improvements		
Total Value	580,537	171.05 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
PRCH	SLAB PORCH - COVERED	123927		193	193	32.30		6,234
PRCH	SLAB PORCH - COVERED	123928		7x6	42	33.06		1,389



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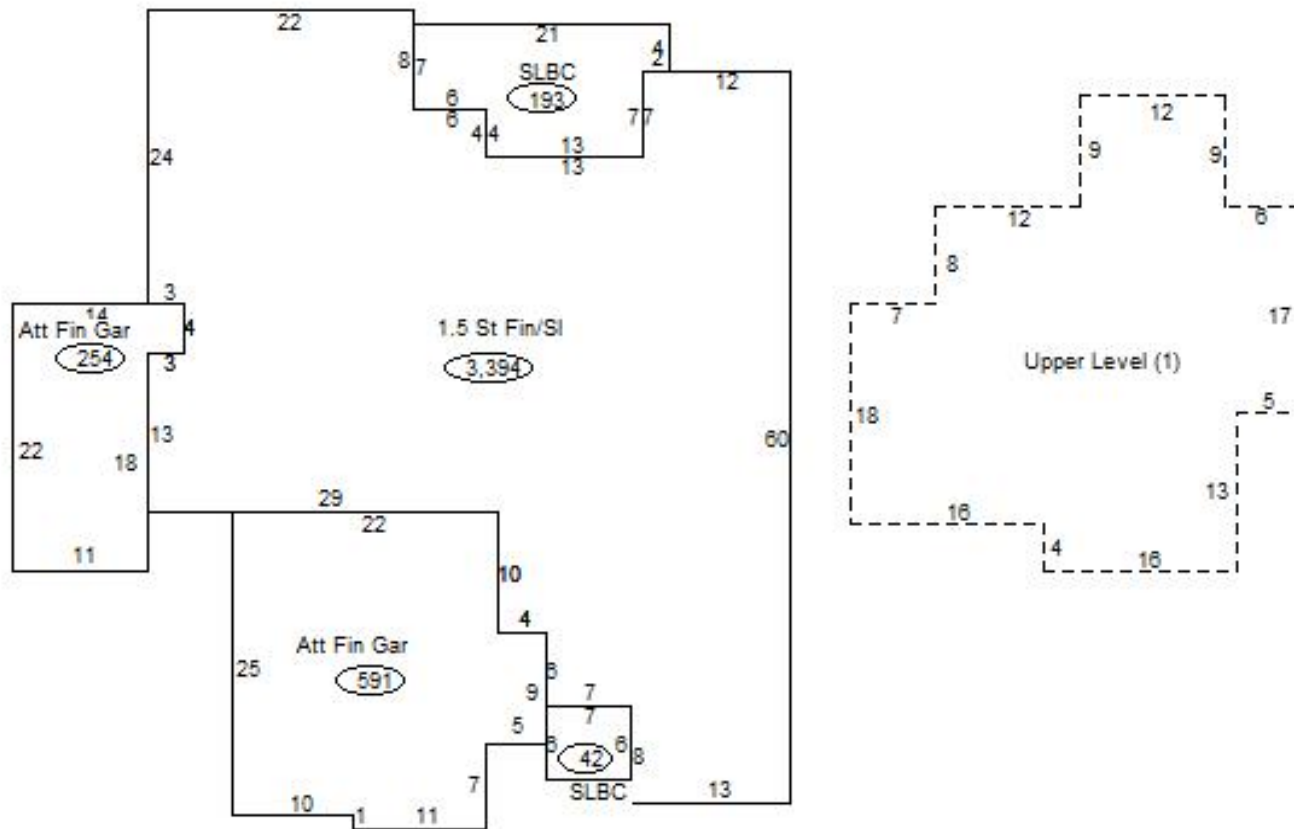
Date 04/18/2026

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### Sketch Image

660095782



### 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	2,361	1.438	3,394
2	U	^UL		20	Upper Level (1)	1,033	1.000	1,033
3	G	5		20	Att Fin Gar	591	1.000	591
4	G	5		20	Att Fin Gar	254	1.000	254
5	M	PRCH		20	SLBC	193	1.000	193
6	M	PRCH		20	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>2,361</b>		<b>3,394</b>