



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:34:56
Page 1

Assessment Data					Primary Image																																		
Account 660095783 Parcel ID 000000-00-0-00514-004-0004 Cadastral ID 06-20-15-01850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 326650 EVANS, MARK & TERRI TRUSTEES MARK EVANS REVOC TRUST 6381 N LOCUST LN OWASSO OK 74055-0000 Parcel Location Situs 06381 N LOCUST LN Subdivision TWIN CREEKS III AT STONE CANYON Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660095783 09/29/25</p> <p>660095783_001.JPG 10/7/2025</p>																																		
Legal Description Lat/Long: 36.24658156 -95.76043687																																							
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>R2014 04 12</td> <td>R15-NEW 3450 SQ FT SFR</td> <td>04/2014</td> <td>11/2014</td> <td>268,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 04 12	R15-NEW 3450 SQ FT SFR	04/2014	11/2014	268,000																				
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax																														
Remove Cap	2020	Land Value	118,823	109,787	11%	12,077	Assessed	64,515	5,990.86																														
Year Frozen	0	Improvements	478,825	476,713		52,438	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	597,648	586,500		64,515	Total Taxable	64,515	5,991.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660095783	EVANS, MARK & TERRI			20	572,836	0	61,442	5,706.00																														
2024	2024-660095783	EVANS, MARK & TERRI			20	589,981	0	58,518	5,294.00																														
2023	2023-660095783	EVANS, MARK & TERRI			20	543,104	0	55,730	4,838.00																														
2022	2022-660095783	EVANS, MARK & TERRI			20	530,552	0	53,077	4,620.00																														
2021	2021-660095783	EVANS, MARK & TERRI			20	459,540	0	50,549	4,447.00																														
2020	2020-660095783	EVANS, MARK & TERRI			20	476,885	0	52,457	4,641.00																														
2019	2019-660095783	EVANS, MARK & TERRI			20	448,576	0	49,343	4,420.00																														
2018	2018-660095783	MANNING, RICHARD BRUCE &			20	459,889	0	50,588	4,503.00																														
2017	2017-660095783	MANNING, RICHARD BRUCE &			20	476,537	0	52,419	4,733.00																														
2016	2016-660095783	MANNING, RICHARD BRUCE &			20	464,177	0	51,059	4,541.00																														
2015	2015-660095783	MANNING, RICHARD BRUCE &			20	445,976	0	49,057	4,385.00																														
2014	2014-660095783	1ST CHOICE QUALITY BUILDERS LLC			20	3,474	0	382	35.00																														



Rogers

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Date 04/18/2026
 Time 08:34:57
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5073		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,097.00 x 5.38 =	118,823	
Factor Value			
Adjustments	1.0000		
Lot Value		118,823	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,652 / 3,555
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,652
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	702 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	481,138 135.34 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	568,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	478,825
Lot Value	118,823
Indicated Value	597,648 168.11 Per SqFt
Agland Value	
Site Improvements	
Total Value	597,648 168.11 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.42	Total Misc Impr	+	35,715
Roofing Adj	+ 4.30	Garage Cost	+	40,119
Subfloor Adj	+ -3.37	Total RCN	=	526,181
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	47,356
Plumbing Adj	+ 9.02	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	478,825
Adj Base Cost	= 126.68	Lot Value	+	118,823
Total Area	x 3,555	Indicated Value	=	597,648
Adjusted Cost	= 450,347	Value Per SqFt		168.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	7,243.87		21,732
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	SLAB PORCH - COVERED	122184	8x5		40	33.07		1,323
PRCH	Porch	122185	15x14		210	32.22		6,766
PATO	Patio - Open	122186	15x8		120	14.15		1,698



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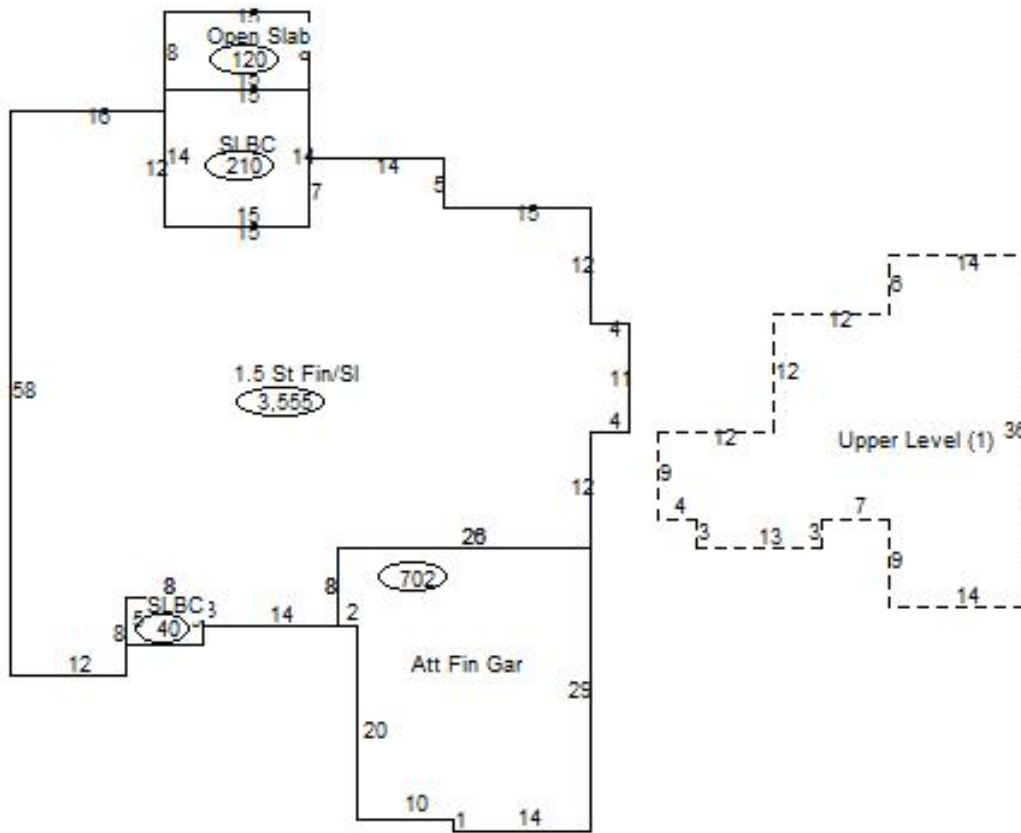
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Date 04/18/2026
 Time 08:34:57
 Page 3

Sketch Image

660095783



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5 St Fin/SI	2,652	1.341	3,555
2	U	^UL		25	Upper Level (1)	903	1.000	903
3	G	5		25	Att Fin Gar	702	1.000	702
4	M	PRCH		25	SLBC	40	1.000	40
5	M	PRCH		25	SLBC	210	1.000	210
6	M	PATO		25	Open Slab	120	1.000	120
Total Building Area						2,652		3,555