



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 660096239 Parcel ID 000000-00-0-00848-001-0001 Cadastral ID 01-20-14-01180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331009 CARDOZA, JASON & SHELLEY 19003 E TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 19003 E TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660096239 09/29/25</p> <p>660096239_001.JPG 10/7/2025</p>																			
Legal Description Lat/Long: 36.24923285 -95.76184270																								
TWIN CREEKS IV @ STONE CANYON BLOCK 1 LOT 1					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>R23 062</td> <td>R24 NEW POOL</td> <td>08/2023</td> <td>11/2023</td> <td>50,000</td> </tr> <tr> <td>R2014 04 11</td> <td>R15-NEW 2675 SQ FT SFR</td> <td>04/2014</td> <td>11/2014</td> <td>212,700</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 062	R24 NEW POOL	08/2023	11/2023	50,000	R2014 04 11	R15-NEW 2675 SQ FT SFR	04/2014	11/2014	212,700
Number	Description	Opened	Closed	Amount																				
R23 062	R24 NEW POOL	08/2023	11/2023	50,000																				
R2014 04 11	R15-NEW 2675 SQ FT SFR	04/2014	11/2014	212,700																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	/	BRYANT, JOHNNY II &	05/27/2020	380,000	YES															
					2469/939	1ST CHOICE QUALITY BUILDERS LLC	03/06/2015	406,000	YES															
					2377/88	C.A.B.O. DEVELOPMENT COMPANY LI	01/03/2014	67,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2021		Land Value 130,613	109,433	11%	12,038	Assessed	51,324	5,027.70															
Year Frozen	0		Improvements 430,082	357,145		39,286	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0		Total Value 560,695	466,578		51,324	Total Taxable	50,324	4,930.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660096239	CARDOZA, JASON & SHELLEY			3	477,356	1000	48,829	4,783.00															
2024	2024-660096239	CARDOZA, JASON & SHELLEY			3	499,416	1000	47,377	4,552.00															
2023	2023-660096239	CARDOZA, JASON & SHELLEY			3	430,453	1000	43,432	4,070.00															
2022	2022-660096239	CARDOZA, JASON & SHELLEY			3	392,165	1000	42,138	4,128.00															
2021	2021-660096239	CARDOZA, JASON & SHELLEY			3	383,401	0	42,174	4,080.00															
2020	2020-660096239	CARDOZA, JASON & SHELLEY			3	436,989	0	48,069	4,643.00															
2019	2019-660096239	BRYANT, JOHNNY II &			3	416,434	0	45,808	4,428.00															
2018	2018-660096239	BRYANT, JOHNNY II &			3	422,806	0	46,509	4,329.00															
2017	2017-660096239	BRYANT, JOHNNY II &			3	419,487	0	46,144	4,340.00															
2016	2016-660096239	BRYANT, JOHNNY II &			3	409,286	0	45,021	4,239.00															
2015	2015-660096239	BRYANT, JOHNNY II &			3	124,474	0	13,692	1,298.00															
2014	2014-660096239	1ST CHOICE QUALITY BUILDERS LLC			3	3,999	0	440	42.00															



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Lot Data		Square-Foot - NBHD 1039 #1		Primary Image					
Lot Size					<p>660096239_001.JPG 10/7/2025</p>				
Lot Count	1								
Units Buildable									
Non-Ag Acres									
Topography									
Street Access									
Utilities									
Amenities	0								
	0								
Method	Square-Foot								
Base Lot Value	27,223.00 x 4.80 = 130,613								
Factor Value									
Adjustments	1.0000								
Lot Value	130,613								
Residential Data				GRM Approach					
Type	1 Single Family Residence			GRM Code					
Condition	4 - Good			Gross Rent 0.00					
Quality	4 - Good			Indicated Value					
Architecture	TRAD TRADITIONAL			Multiple Regression					
Style	100% One Story			MRA Code 1 Test					
Exterior Wall	95% Veneer, Masonry 5% Frame, Stucco			Adusted R 0.8445					
Base/Total Area	2,561 / 2,561			Indicated Value 418,257 163.32 Per SqFt					
Style	100% One Story			Direct Comparables					
HVAC	100% Warmed & Cooled Air			Selection Model A Adam Test					
Roof Cover	1 Composition Shingle			Adjustment Model 1 2022 Residential					
Area on Slab	2,561			Comparables 6					
Fixture/RghIn	17 /			Indicated Value 500,540 Per SqFt					
Bed/F/H Bath	3 / 2.0 / 1.0			Value Reconciliation					
Basement Area				Selected Approach Cost Approach					
Garage Type	806 Attached Garage - Finished 3 Stalls			Improvements 404,693					
Remodel				Lot Value 130,613					
Year/Eff Age	2014 / 7			Indicated Value 535,306 209.02 Per SqFt					
Cost Approach				Value Reconciliation					
Manual : 01/2025				Selected Approach Cost Approach					
Base Cost	112.42	Total Misc Impr	+ 26,135	Improvements 404,693					
Roofing Adj	+ 5.79	Garage Cost	+ 45,869	Lot Value 130,613					
Subfloor Adj	+ -4.58	Total RCN	= 435,154	Indicated Value 535,306 209.02 Per SqFt					
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 30,461	Agland Value					
Plumbing Adj	+ 11.86	Lump Sums	+ 0	Site Improvements 25,389					
Basement Adj	+ 0.00	RCNLD	= 404,693	Total Value 560,695 218.94 Total Value Per SqFt					
Adj Base Cost	= 141.80	Lot Value	+ 130,613						
Total Area	x 2,561	Indicated Value	= 535,306						
Adjusted Cost	= 363,150	Value Per SqFt	209.02						
Miscellaneous Improvements									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488	
SHLT	AG INSIDE GARAGE	0		1	1	0.00			
PRCH	SLAB PORCH - COVERED	122134	20x14		280	32.00		8,960	
PATO	SLAB PORCH - OPEN	122135	20x2		40	14.39		576	
PRCH	SLAB PORCH - COVERED	122136	8x8		64	32.99		2,111	



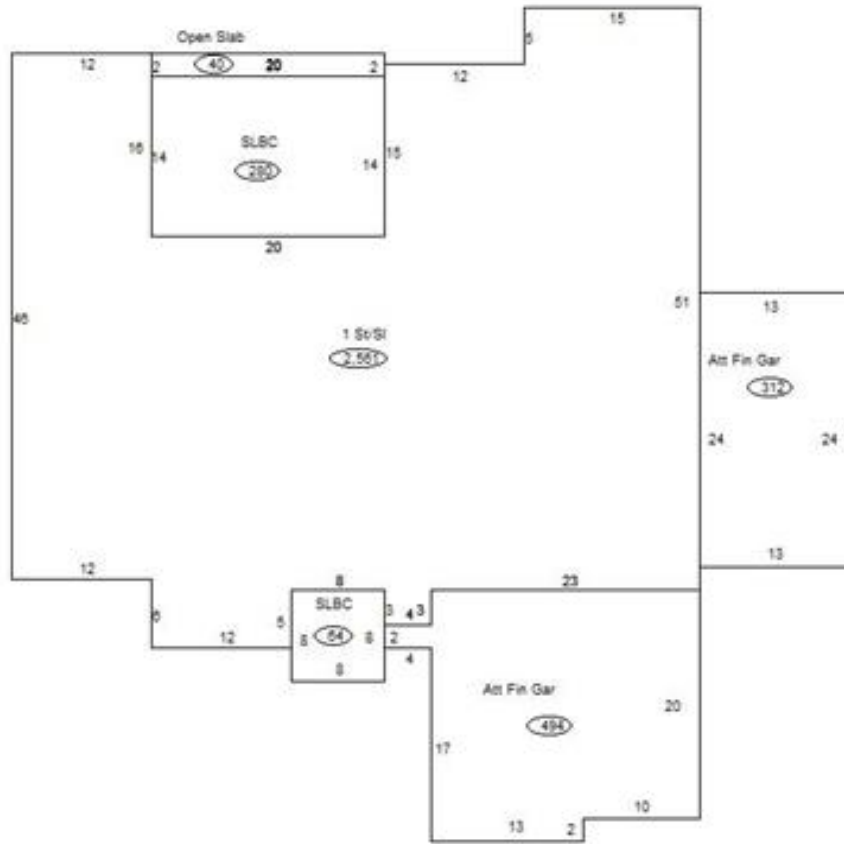
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,561	1.000	2,561
2	G	5		13	Att Fin Gar	494	1.000	494
3	G	5		13	Att Fin Gar	312	1.000	312
4	M	PRCH		13	SLBC	280	1.000	280
5	M	PATO		13	Open Slab	40	1.000	40
6	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						2,561		2,561



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	33x15x0	Base		495
	Qual	4	Cond 4	Year	2023	Eff Age 2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (56.99 x 495)	28,210	28,210	2,821	25,389