



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:43:27  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096241 <b>Parcel ID</b> 000000-00-0-00848-001-0002 <b>Cadastral ID</b> 06-20-15-01880 <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> 311314 CHALABI, PHILLIP & JULIANN TRUSTEES PM JL CHALABI TRUST 19033 E TWIN CREEKS DR OWASSO OK 74055-0000																																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 19033 E TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS IV AT STONE CANYON <b>Lot/Block</b> 0002 / 0001 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																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.24909162 -95.76128318					<b>Building Permits</b> <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>R25 033</td> <td>NEW POOL</td> <td>06/2025</td> <td>08/2025</td> <td>60,000</td> </tr> <tr> <td>R2014 07 6</td> <td>R15-NEW 3507 SQ FT SFR</td> <td>07/2014</td> <td>12/2014</td> <td>307,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 033	NEW POOL	06/2025	08/2025	60,000	R2014 07 6	R15-NEW 3507 SQ FT SFR	07/2014	12/2014	307,000																																																																																									
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	34,782.00 x 4.26 = 147,999		
Factor Value			
Adjustments	1.0000		
Lot Value	147,999		



660096241\_001.JPG 10/7/2025

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	2,271 / 3,369
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,271
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	816 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	506,757	150.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	580,950 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.44	Total Misc Impr	+ 24,308
Roofing Adj	+ 3.97	Garage Cost	+ 46,439
Subfloor Adj	+ -3.11	Total RCN	= 495,612
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	- 34,693
Plumbing Adj	+ 8.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 460,919
Adj Base Cost	= 126.11	Lot Value	+ 147,999
Total Area	x 3,369	Indicated Value	= 608,918
Adjusted Cost	= 424,865	Value Per SqFt	180.74

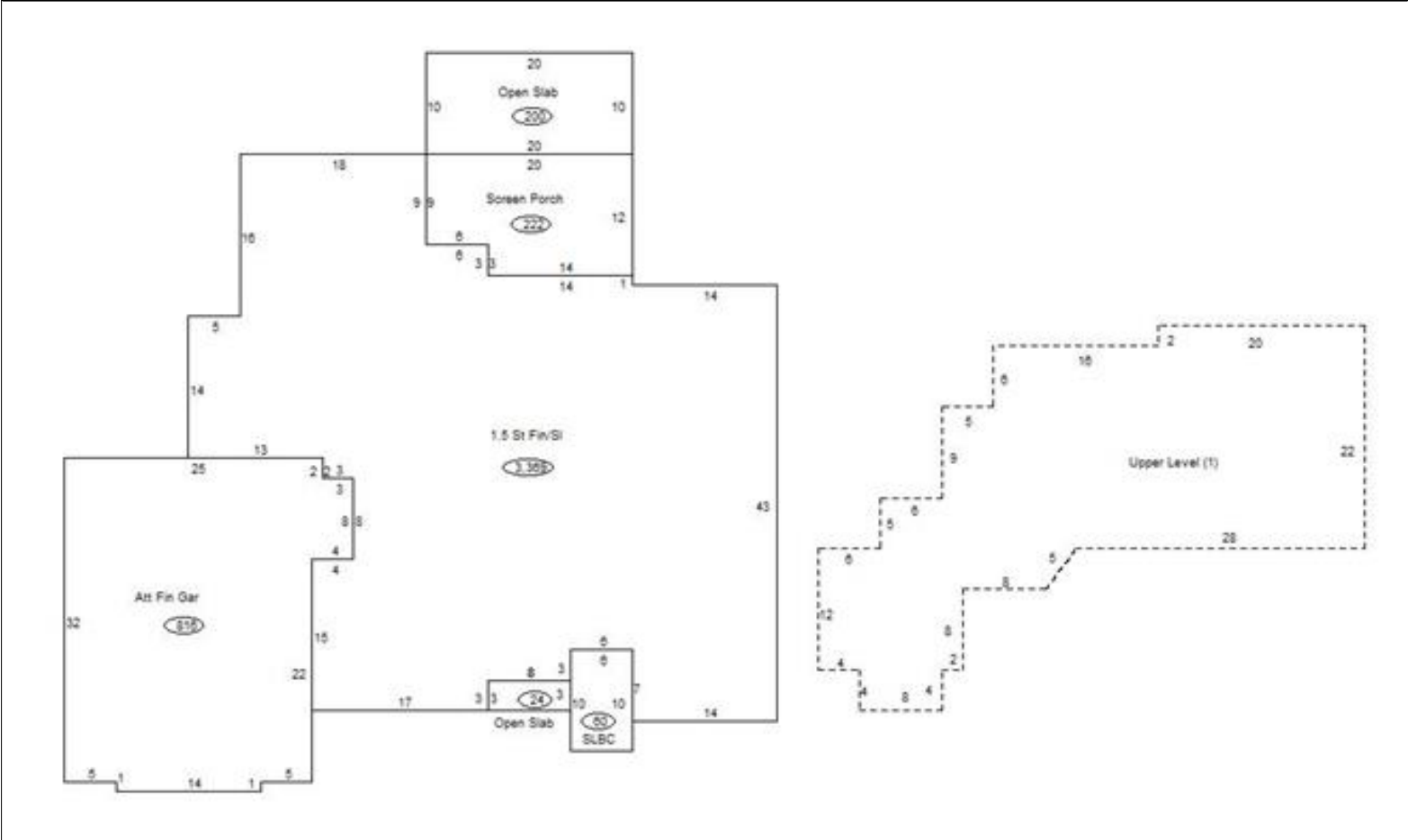
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	460,919		
Lot Value	147,999		
Indicated Value	608,918	180.74	Per SqFt
Agland Value			
Site Improvements	33,687		
Total Value	642,605	190.74	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2015	1	0.00	
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
EPKS	Enclosed Porch - Kneewall Screen	121810	222		222	35.58	7,899
PATO	SLAB PORCH - OPEN	121811	20x10		200	13.22	2,644
PATO	Patio - Open	121812	8x3		24	14.39	345
PRCH	Porch	121813	10x6		60	33.00	1,980



Sketch Image

660096241



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,271	1.483	3,369
2	U	^UL		13	Upper Level (1)	1,098	1.000	1,098
3	G	5		13	Att Fin Gar	816	1.000	816
4	M	EPKS		13	Screen Porch	222	1.000	222
5	M	PATO		13	Open Slab	200	1.000	200
6	M	PATO		13	Open Slab	24	1.000	24
7	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						<b>2,271</b>		<b>3,369</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x36x0	Concrete		720
	Qual 3	Cond 3	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (49.25 x 720)		35,460		35,460 1,773		33,687