



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660096243 <b>Parcel ID</b> 000000-00-0-00848-001-0004 <b>Cadastral ID</b> 06-20-15-01900 <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> 332846 SHOULDERS, CODY M & JENNIFER M  19093 E TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19093 E TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS IV AT STONE CANYON <b>Lot/Block</b> 0004 / 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					<p>660096243_001.JPG 10/7/2025</p>														
<b>Legal Description</b> Lat/Long: 36.24898609 -95.76027048																			
TWIN CREEKS IV @ STONE CANYON BLOCK 1 LOT 4					<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>R2014 02 07</td> <td>R15-NEW 3715 SQ FT SFR</td> <td>01/2014</td> <td>06/2014</td> <td>450,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 02 07	R15-NEW 3715 SQ FT SFR	01/2014	06/2014	450,000
Number	Description	Opened	Closed	Amount															
R2014 02 07	R15-NEW 3715 SQ FT SFR	01/2014	06/2014	450,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	BUCHANAN, ROBERT	11/19/2020	500,000	YES										
					2424/409	VILLA HOMES LLC	08/22/2014	525,000	YES										
					2384/493	C.A.B.O. DEVELOPMENT COMPANY LI	02/06/2014	68,000	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.860	<b>Current Tax</b>										
Remove Cap	2021		Land Value 185,810	113,330	11%	12,466	Assessed	64,459	5,985.66										
Year Frozen	0		Improvements 495,373	472,664		51,993	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 681,183	585,994		64,459	Total Taxable	63,459	5,893.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660096243	SHOULDERS, CODY M &			20	644,708	1000	61,582	5,719.00										
2024	2024-660096243	SHOULDERS, CODY M &			20	696,061	1000	59,760	5,406.00										
2023	2023-660096243	SHOULDERS, CODY M &			20	579,796	1000	57,989	5,034.00										
2022	2022-660096243	SHOULDERS, CODY M &			20	560,801	1000	56,272	4,898.00										
2021	2021-660096243	SHOULDERS, CODY M &			20	505,486	1000	54,603	4,804.00										
2020	2020-660096243	BUCHANAN, ROBERT			20	579,065	0	63,487	5,617.00										
2019	2019-660096243	BUCHANAN, ROBERT			20	549,676	0	60,464	5,416.00										
2018	2018-660096243	BUCHANAN, ROBERT			20	563,793	0	62,017	5,520.00										
2017	2017-660096243	BUCHANAN, ROBERT			20	559,060	0	61,497	5,553.00										
2016	2016-660096243	BUCHANAN, ROBERT			20	544,213	0	59,863	5,324.00										
2015	2015-660096243	BUCHANAN, ROBERT			20	526,950	0	57,965	5,181.00										
2014	2014-660096243	BUCHANAN, ROBERT			20	3,999	0	440	40.00										



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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								
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	42,882.00 x 3.75 = 160,721							
Factor Value								
Adjustments	1.1561							
Lot Value	185,810							
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	2,641 / 3,757							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,641							
Fixture/RghIn	14 /							
Bed/F/H Bath	4 / 3.0 / 1.0							
Basement Area								
Garage Type	698 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	2014 / 7							
Cost Approach		Manual : 01/2025						
Base Cost	99.78	Total Misc Impr	+	28,142				
Roofing Adj	+ 4.05	Garage Cost	+	39,926				
Subfloor Adj	+ -3.18	Total RCN	=	532,659				
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	-	37,286				
Plumbing Adj	+ 6.70	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	495,373				
Adj Base Cost	= 123.66	Lot Value	+	185,810				
Total Area	x 3,757	Indicated Value	=	681,183				
Adjusted Cost	= 464,591	Value Per SqFt		181.31				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	495,373							
Lot Value	185,810							
Indicated Value	681,183		181.31	Per SqFt				
Agland Value								
Site Improvements								
Total Value	681,183		181.31	Total Value Per SqFt				
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
PRCH	SLAB PORCH - COVERED	121541	18x18		324	31.87		10,326
PATO	SLAB PORCH - OPEN	121542	10x8		80	14.39		1,151
PRCH	SLAB PORCH - COVERED	121543	66		66	32.99		2,177



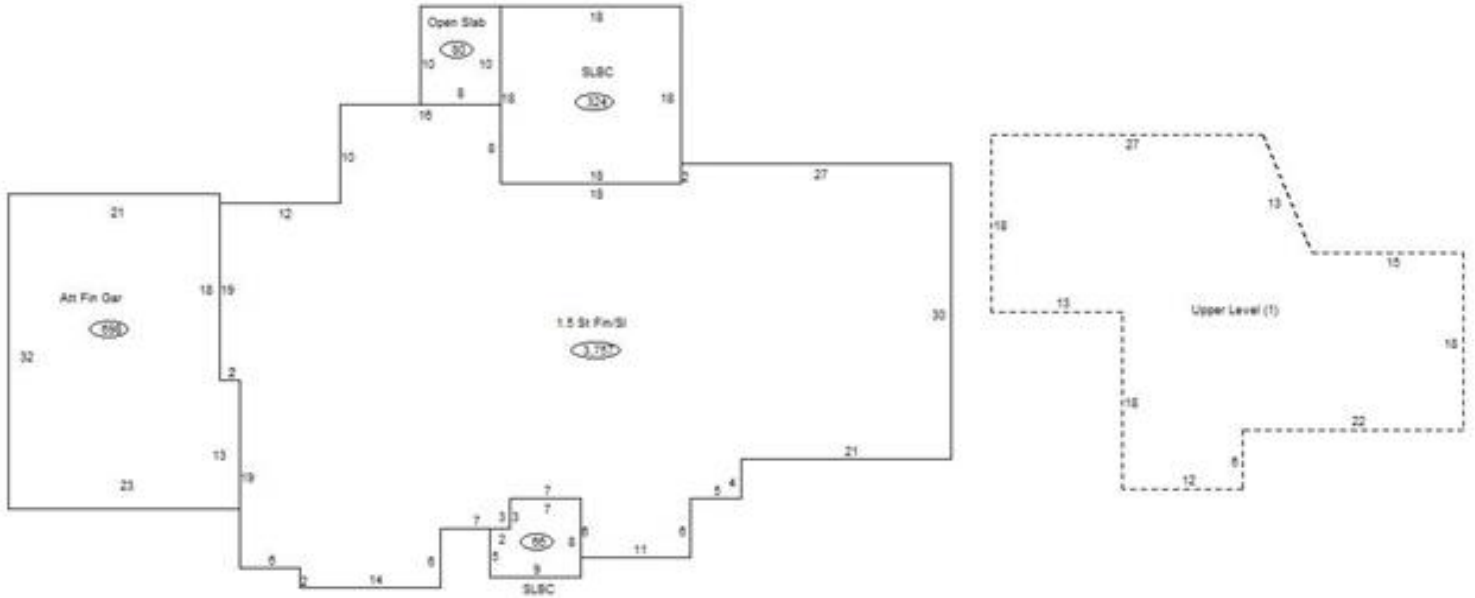
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Sketch Image

660096243



**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/SI	2,641	1.423	3,757
2	U	^UL		13	Upper Level (1)	1,116	1.000	1,116
3	G	5		13	Att Fin Gar	698	1.000	698
4	M	PRCH		13	SLBC	324	1.000	324
5	M	PATO		13	Open Slab	80	1.000	80
6	M	PRCH		13	SLBC	66	1.000	66
<b>Total Building Area</b>						<b>2,641</b>		<b>3,757</b>