



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:43:32
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Assessment Data					Primary Image																																																																																																												
Account 660096244 Parcel ID 000000-00-0-00848-001-0005 Cadastral ID 06-20-15-01910 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 329819 FTG FAMILY TRUST 6502 N OAKWOOD CIR OWASSO OK 74055-0000 Parcel Location Situs 06502 N OAKWOOD CIR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096244_001.JPG 10/7/2025</p>																																																																																																												
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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	26,096.00 x 4.91 = 128,021		
Factor Value			
Adjustments	1.0000		
Lot Value	128,021		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,728 / 2,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,728
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	680 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2016 / 6

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	401,886	147.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	508,360		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.41	Total Misc Impr	+ 27,420
Roofing Adj	+ 5.74	Garage Cost	+ 39,039
Subfloor Adj	+ -4.44	Total RCN	= 447,070
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 26,824
Plumbing Adj	+ 10.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 420,246
Adj Base Cost	= 139.52	Lot Value	+ 128,021
Total Area	x 2,728	Indicated Value	= 548,267
Adjusted Cost	= 380,611	Value Per SqFt	200.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	420,246		
Lot Value	128,021		
Indicated Value	548,267	200.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	548,267	200.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	128013	620			620	30.94	19,183
PRCH	SLAB PORCH - COVERED	128014	6x5			30	33.10	993
FPR1	Fireplace - Residential 1 Story			1		1	7,243.87	7,244



Rogers

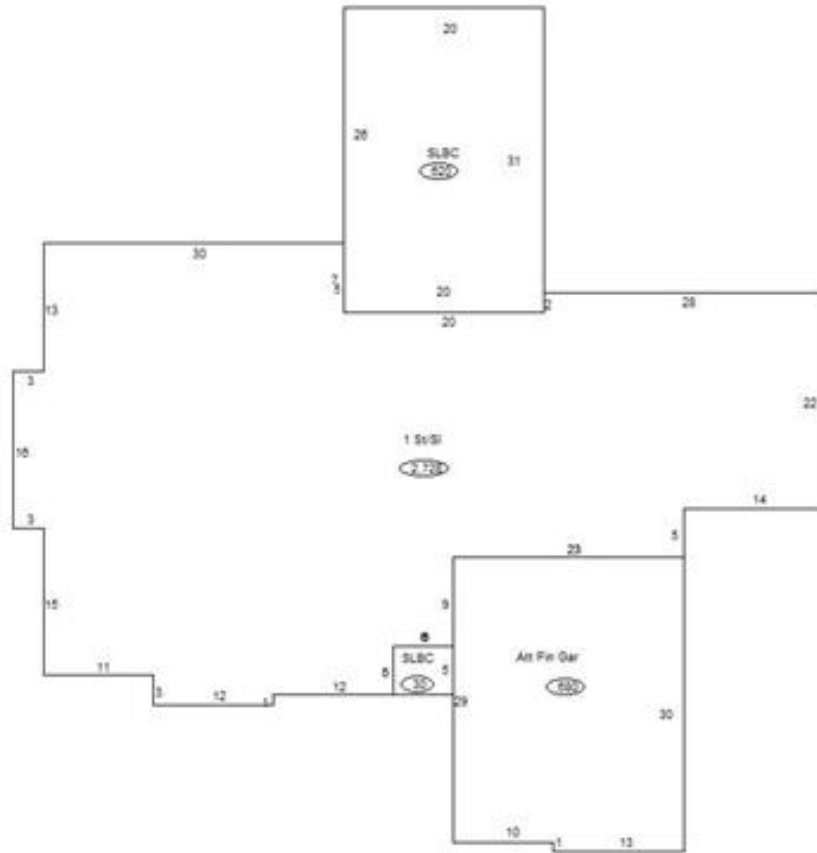
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Sketch Image

660096244



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,728	1.000	2,728
2	G	5		13	Att Fin Gar	680	1.000	680
3	M	PRCH		13	SLBC	620	1.000	620
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,728		2,728