



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096245 <b>Parcel ID</b> 000000-00-0-00848-001-0006 <b>Cadastral ID</b> 06-20-15-01920 <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> 324332 LESLIE, BENJAMIN B & RASHELL  6522 N OAKWOOD CIR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06522 N OAKWOOD CIR <b>Subdivision</b> TWIN CREEKS IV AT STONE CANYON <b>Lot/Block</b> 0006 / 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>660096245_001.JPG 10/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24912357 -95.75957132																																																																																																																	
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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	32,405.00 x 4.40 = 142,532	
Factor Value		
Adjustments	1.0000	
Lot Value	142,532	

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	2,612 / 3,434
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,612
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	728 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	489,569 142.57 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	656,790 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.39	Total Misc Impr	+ 23,019	Roofing Adj	+ 4.40	Garage Cost	+ 41,430
Subfloor Adj	+ -3.47	Total RCN	= 500,464	Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 40,037
Plumbing Adj	+ 9.34	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 460,427
Adj Base Cost	= 126.97	Lot Value	+ 142,532	Total Area	x 3,434	Indicated Value	= 602,959
		Value Per SqFt	175.59	Adjusted Cost	= 436,015		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	460,427
Lot Value	142,532
Indicated Value	602,959 175.59 Per SqFt
Agland Value	
Site Improvements	16,085
Total Value	619,044 180.27 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	123949	16x14		224	32.18		7,208
PRCH	SLAB PORCH - COVERED	123950	8x5		40	33.07		1,323



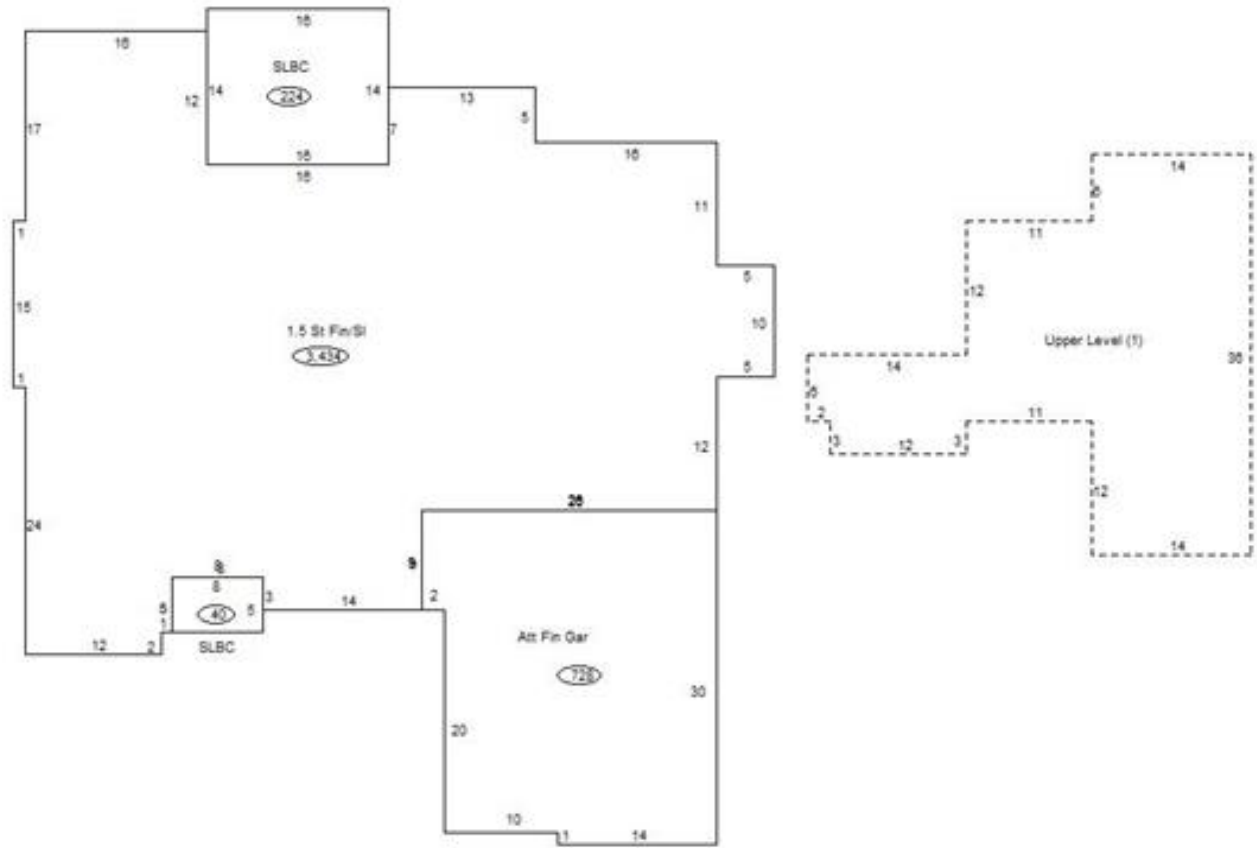
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Sketch Image

660096245



**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	2,612	1.315	3,434
2	U	^UL		13	Upper Level (1)	822	1.000	822
3	G	5		13	Att Fin Gar	728	1.000	728
4	M	PRCH		13	SLBC	224	1.000	224
5	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						2,612		3,434



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		505
	Qual	4	Cond 3	Year	Eff Age	8
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (56.88 x 505)	28,724	28,724	12,639	16,085