



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:43:36
 Page 1

Assessment Data					Primary Image				
Account	660096246								
Parcel ID	000000-00-0-00848-001-0007								
Cadastral ID	06-20-15-01930								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	315703								
HOLLAND, MARCIA A TRUSTEE									
6542 N OAKWOOD CIR OWASSO OK 74055-0000									
Parcel Location									
Situs	06542 N OAKWOOD CIR								
Subdivision	TWIN CREEKS IV AT STONE CANYON								
Lot/Block	0007 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.24905677 -95.75897017									
TWIN CREEKS IV @ STONE CANYON BLOCK 1 LOT 7									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2015 1 16	R16-NEW 2435 SQ FT SFR	01/2015	08/2015	223,102					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2495/940	HOLLAND, MARCIA A	08/18/2015	0	4					
2486/775	SHAW HOMES INC	07/21/2015	334,000	YES					
2441/874	C.A.B.O. DEVELOPMENT COMPANY LI	12/02/2014	66,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2016	Land Value	136,342	90,728	11%	9,980	Assessed	37,178	3,452.35
Year Frozen	2017	Improvements	371,565	247,255		27,198	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	507,907	337,983		37,178	Total Taxable	36,178	3,359.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096246	HOLLAND, MARCIA A	20	435,776	1000	36,178	3,359.00		
2024	2024-660096246	HOLLAND, MARCIA A	20	465,986	1000	36,178	3,273.00		
2023	2023-660096246	HOLLAND, MARCIA A	20	401,291	1000	36,178	3,141.00		
2022	2022-660096246	HOLLAND, MARCIA A	20	364,068	1000	36,178	3,149.00		
2021	2021-660096246	HOLLAND, MARCIA A	20	345,405	1000	36,179	3,183.00		
2020	2020-660096246	HOLLAND, MARCIA A	20	354,412	1000	36,178	3,201.00		
2019	2019-660096246	HOLLAND, MARCIA A	20	337,983	1000	36,178	3,241.00		
2018	2018-660096246	HOLLAND, MARCIA A	20	345,730	1000	36,737	3,270.00		
2017	2017-660096246	HOLLAND, MARCIA A	20	343,064	1000	36,737	3,317.00		
2016	2016-660096246	HOLLAND, MARCIA A	20	334,877	1000	35,836	3,187.00		
2015	2015-660096246	HOLLAND, MARCIA A	20	66,000	0	7,260	649.00		
2014	2014-660096246	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0	440	40.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:43:36
Page 2

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	29,714.00 x 4.59 = 136,342		
Factor Value			
Adjustments	1.0000		
Lot Value	136,342		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,539 / 2,539
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,539
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	653 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2015 / 8

660096246_001.JPG 10/7/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	378,934	149.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	528,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.40	Total Misc Impr	+	8,533			
Roofing Adj	+ 5.81	Garage Cost	+	37,698			
Subfloor Adj	+ -4.58	Total RCN	=	403,875			
Heat/Cool Adj	+ 16.31	Depreciation (8%)	-	32,310			
Plumbing Adj	+ 9.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	371,565			
Adj Base Cost	= 140.86	Lot Value	+	136,342			
Total Area	x 2,539	Indicated Value	=	507,907			
Adjusted Cost	= 357,644	Value Per SqFt		200.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	371,565		
Lot Value	136,342		
Indicated Value	507,907	200.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	507,907	200.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
PRCH	SLAB PORCH - COVERED	124021	16x8			128	32.70	4,186
PRCH	SLAB PORCH - COVERED	124022	7x5			35	33.08	1,158
PATO	Patio - Open	174727	273			273	11.68	3,189



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

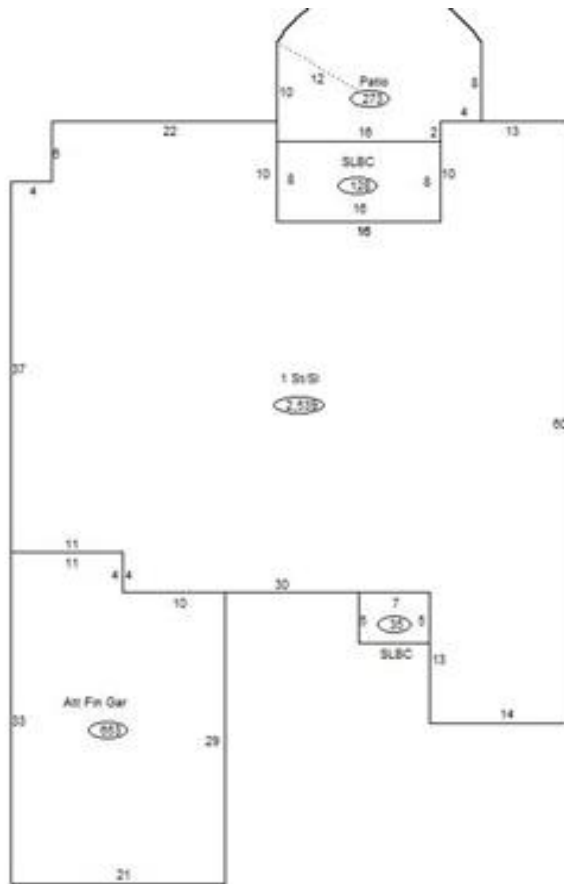
Date 04/18/2026

Time 08:43:36

Page 3

Sketch Image

660096246



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,539	1.000	2,539
2	G	5		13	Att Fin Gar	653	1.000	653
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PATO		13	Patio	273	1.000	273
Total Building Area						2,539		2,539