



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				
Account	660096249				<p>660096249_001.JPG 10/7/2025</p>				
Parcel ID	000000-00-0-00848-001-0010								
Cadastral ID	06-20-15-01960								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	315523								
ARMANTROUT, JEFFERY W									
19111 E TWIN CREEKS DR OWASSO OK 74055-0000									
Parcel Location									
Situs	19111 E TWIN CREEKS DR								
Subdivision	TWIN CREEKS IV AT STONE CANYON								
Lot/Block	0010 / 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: 36.24767459 -95.75878645									
TWIN CREEKS IV @ STONE CANYON BLOCK 1 LOT 10									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 01 23	R15-NEW 3121 SQ FT SFR	01/2014	06/2014	375,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2481/824	BAKER, ROBERT K & SHARON K	06/02/2015	425,000	YES					
2371/506	C.A.B.O. DEVELOPMENT COMPANY LI	11/27/2013	66,000	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2016	Land Value	147,350	124,170	11%	13,659	Assessed	62,012 5,758.43	
Year Frozen	0	Improvements	446,144	439,575		48,353	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	593,494	563,745		62,012	Total Taxable	62,012 5,758.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096249	ARMANTROUT, JEFFERY W	20	565,993	0	59,059	5,484.00		
2024	2024-660096249	ARMANTROUT, JEFFERY W	20	605,447	0	56,247	5,088.00		
2023	2023-660096249	ARMANTROUT, JEFFERY W	20	504,513	0	53,568	4,650.00		
2022	2022-660096249	ARMANTROUT, JEFFERY W	20	479,506	0	51,018	4,441.00		
2021	2021-660096249	ARMANTROUT, JEFFERY W	20	441,711	0	48,588	4,275.00		
2020	2020-660096249	ARMANTROUT, JEFFERY W	20	457,963	0	50,293	4,450.00		
2019	2019-660096249	ARMANTROUT, JEFFERY W	20	435,438	0	47,898	4,291.00		
2018	2018-660096249	ARMANTROUT, JEFFERY W	20	442,743	0	48,702	4,335.00		
2017	2017-660096249	ARMANTROUT, JEFFERY W	20	439,150	0	48,307	4,362.00		
2016	2016-660096249	ARMANTROUT, JEFFERY W	20	428,156	0	47,097	4,189.00		
2015	2015-660096249	ARMANTROUT, JEFFERY W	20	247,542	0	27,230	2,434.00		
2014	2014-660096249	BAKER, ROBERT K & SHARON K	20	67,000	0	7,370	667.00		



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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	34,500.00 x 4.27 = 147,350		
Factor Value			
Adjustments	1.0000		
Lot Value	147,350		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,119 / 3,119
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,119
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	243 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	397,323	127.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	444,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.61	Total Misc Impr	+	46,726			
Roofing Adj	+ 5.61	Garage Cost	+	17,861			
Subfloor Adj	+ -4.34	Total RCN	=	490,268			
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	44,124			
Plumbing Adj	+ 10.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	446,144			
Adj Base Cost	= 136.48	Lot Value	+	147,350			
Total Area	x 3,119	Indicated Value	=	593,494			
Adjusted Cost	= 425,681	Value Per SqFt		190.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	446,144		
Lot Value	147,350		
Indicated Value	593,494	190.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	593,494	190.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	121545	565		565	31.11		17,577
PRCH	SLAB PORCH - COVERED	121546	182		182	32.36		5,890
PRCH	SLAB PORCH - COVERED	121547	300		300	31.94		9,582
PRCH	SLAB PORCH - COVERED	121548	6x4		24	33.12		795
PATO	SLAB PORCH - OPEN	121549	523		523	10.78		5,638

