



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image				
Account	660096250				<p>660096250_001.JPG 10/7/2025</p>				
Parcel ID	000000-00-0-00848-002-0001								
Cadastral ID	06-20-15-01970								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	331021								
NEWTON, COLIN & SUSAN									
19131 E TWIN CREEKS DR OWASSO OK 74055-0000									
Parcel Location									
Situs	19131 E TWIN CREEKS DR								
Subdivision	TWIN CREEKS IV AT STONE CANYON								
Lot/Block	0001 / 0002	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: 36.24696959 -95.75893053									
TWIN CREEKS IV @ STONE CANYON BLOCK 2 LOT 1									
Building Permits									
Number	Description	Opened	Closed	Amount					
P21 000006	R22- NEW POOL	01/2021	09/2021	75,000					
R2016 08 5	R19-NEW 3000 SQ FT SFR	08/2016	07/2018	250,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	69,746					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HAYES, BRANON & BRITNI	06/11/2020	524,000	YES					
2564/648	C.A.B.O. DEVELOPMENT COMPANY LI	07/15/2016	67,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2021	Land Value	133,815	116,809	11%	12,849	Assessed	69,746 6,476.61	
Year Frozen	0	Improvements	590,331	517,244		56,897	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	69,746 -6,477.00	
TIF Project ID	0	Total Value	724,146	634,053		69,746	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096250	NEWTON, COLIN & SUSAN	20	635,994	67715		.00		
2024	2024-660096250	NEWTON, COLIN & SUSAN	20	667,241	65742		.00		
2023	2023-660096250	NEWTON, COLIN & SUSAN	20	611,615	63827		.00		
2022	2022-660096250	NEWTON, COLIN & SUSAN	20	599,806	61969		.00		
2021	2021-660096250	NEWTON, COLIN & SUSAN	20	527,632	58040		.00		
2020	2020-660096250	NEWTON, COLIN & SUSAN	20	494,980	0	54,349	4,809.00		
2019	2019-660096250	HAYES, BRANON & BRITNI	20	470,556	0	51,761	4,637.00		
2018	2018-660096250	HAYES, BRANON & BRITNI	20	70,000	0	7,700	685.00		
2017	2017-660096250	HAYES, BRANON & BRITNI	20	70,000	0	7,700	695.00		
2016	2016-660096250	HAYES, BRANON & BRITNI	20	3,999	0	440	39.00		
2015	2015-660096250	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0	440	39.00		
2014	2014-660096250	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 08:43:44
 Page 2

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	28,615.00 x 4.68 = 133,815	
Factor Value		
Adjustments	1.0000	
Lot Value	133,815	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	3,220 / 3,220
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,220
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 2.0 / 1.0
Basement Area	
Garage Type	1,724 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2018 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	590,073 183.25 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	645,610 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.65	Total Misc Impr	+ 40,364	Roofing Adj	+ 5.60	Garage Cost	+ 98,113
Subfloor Adj	+ -4.31	Total RCN	= 576,880	Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 28,844
Plumbing Adj	+ 8.90	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 548,036
Adj Base Cost	= 136.15	Lot Value	+ 133,815	Total Area	x 3,220	Indicated Value	= 681,851
		Value Per SqFt	211.75	Adjusted Cost	= 438,403		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	548,036
Lot Value	133,815
Indicated Value	681,851 211.75 Per SqFt
Agland Value	
Site Improvements	42,295
Total Value	724,146 224.89 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	137892	400		400	31.63		12,652
PRCH	SLAB PORCH - COVERED	137893	450		450	31.47		14,162
PATO	SLAB PORCH - OPEN	137894	45x13		585	10.78		6,306



Rogers

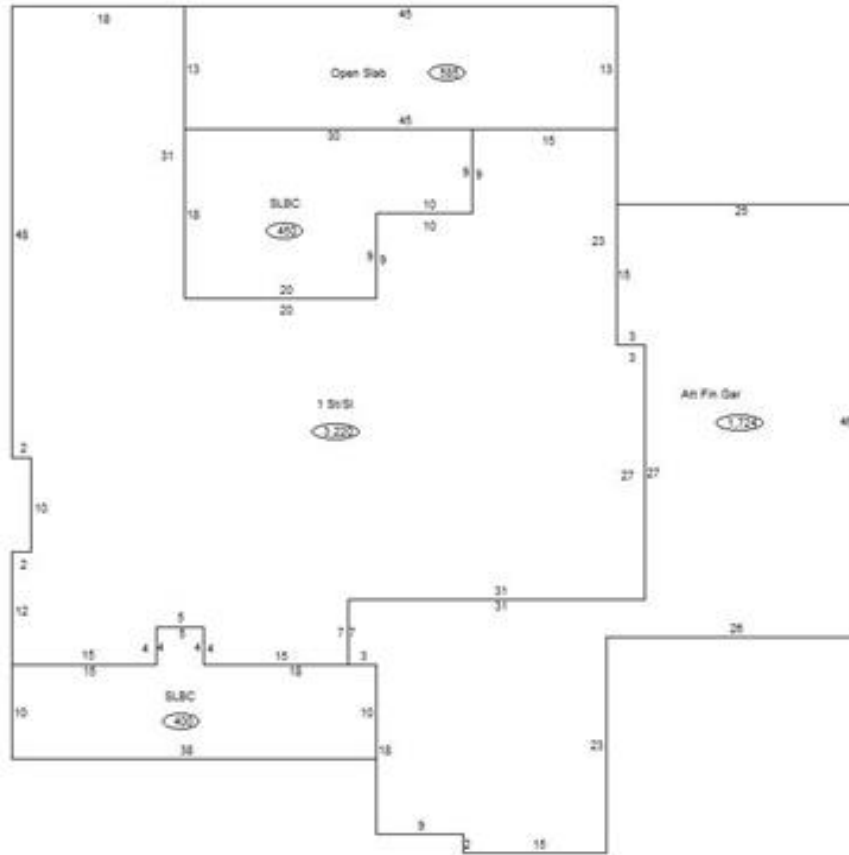
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:43:44
 Page 3

Sketch Image

660096250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,220	1.000	3,220
2	G	5		13	Att Fin Gar	1,724	1.000	1,724
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	450	1.000	450
5	M	PATO		13	Open Slab	585	1.000	585
Total Building Area						3,220		3,220



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:43:44
Page 4

660096250

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		846
	Qual	5	Cond 5	Year	2022	Eff Age 2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (55.55 x 846)	46,995	46,995	4,700	42,295