



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	660096255				<p>660096255_001.JPG 10/7/2025</p>				
Parcel ID	000000-00-0-00848-002-0006								
Cadastral ID	06-20-15-02020								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	330723								
BAKER, WILLIAM & LISA									
6291 N CREEKWOOD DR OWASSO OK 74055-0000									
Parcel Location									
Situs	06291 N CREEKWOOD DR								
Subdivision	TWIN CREEKS IV AT STONE CANYON								
Lot/Block	0006 / 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: 36.24503448 -95.75883888									
Building Permits									
TWIN CREEKS IV @ STONE CANYON BLOCK 2 LOT 6									
Number	Description	Opened	Closed	Amount					
R20 000233	R22- NEW 3062 SQ FT SFR	06/2020	09/2021	325,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HAWKINS, LAMONT E	04/10/2020	70,000	YES					
2655/87	VISIONS TO REALITY LLC	08/23/2017	0	4					
2554/363	C.A.B.O. DEVELOPMENT COMPANY LI	06/06/2016	64,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2021	Land Value	134,120	134,120	11%	14,753	Assessed	61,774 5,736.33	
Year Frozen	0	Improvements	487,608	427,466		47,021	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	621,728	561,586		61,774	Total Taxable	60,774 5,643.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096255	BAKER, WILLIAM & LISA	20	545,230	1000	58,975	5,476.00		
2024	2024-660096255	BAKER, WILLIAM & LISA	20	577,052	1000	58,146	5,260.00		
2023	2023-660096255	BAKER, WILLIAM & LISA	20	530,988	1000	56,423	4,898.00		
2022	2022-660096255	BAKER, WILLIAM & LISA	20	506,822	1000	54,750	4,766.00		
2021	2021-660096255	BAKER, WILLIAM & LISA	20	70,000	0	7,700	677.00		
2020	2020-660096255	BAKER, WILLIAM & LISA	20	66,997	0	7,370	652.00		
2019	2019-660096255	HAWKINS, LAMONT E	20	66,997	0	7,370	660.00		
2018	2018-660096255	HAWKINS, LAMONT E	20	66,997	0	7,370	656.00		
2017	2017-660096255	HAWKINS, LAMONT E	20	3,999	0	440	40.00		
2016	2016-660096255	VISIONS TO REALITY LLC	20	3,999	0	440	39.00		
2015	2015-660096255	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0	440	39.00		
2014	2014-660096255	C.A.B.O. DEVELOPMENT COMPANY LLC	20	3,999	0	440	40.00		



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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	28,748.00 x 4.67 = 134,120		
Factor Value			
Adjustments	1.0000		
Lot Value	134,120		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,911 / 2,911
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,911
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	960 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	492,515	169.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	535,340		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115,28	Total Misc Impr	+ 31,808
Roofing Adj	+ 6.05	Garage Cost	+ 58,243
Subfloor Adj	+ -4.37	Total RCN	= 507,925
Heat/Cool Adj	+ 17.38	Depreciation (4%)	- 20,317
Plumbing Adj	+ 9.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 487,608
Adj Base Cost	= 143.55	Lot Value	+ 134,120
Total Area	x 2,911	Indicated Value	= 621,728
Adjusted Cost	= 417,874	Value Per SqFt	213.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	487,608		
Lot Value	134,120		
Indicated Value	621,728	213.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	621,728	213.58	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	7,721.18		7,721
SHLT	AG- ISIDE HOME	0		1	2021	0.00		
PRCH	Slab Porch - Covered	151843	212		212	35.61		7,549
PATO	Slab Porch - Open	151844	608		608	11.40		6,931
PRCH	Slab Porch - Covered	151845	17x16		272	35.32		9,607

