



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:43:55
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096256 Parcel ID 000000-00-0-00848-003-0001 Cadastral ID 06-20-15-02030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 315128 BRIDGES, ASHLEY MARIE & JEFFREY SCOTT 6302 N TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 06302 N TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096256_001.JPG 10/7/2025</p>																																																																																																												
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Date 04/18/2026
 Time 08:43:55
 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	22,550.00 x 5.32 = 119,865		
Factor Value			
Adjustments	1.0000		
Lot Value	119,865		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,788 / 3,445
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,788
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	678 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2014 / 7

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	468,196	135.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	642,560		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.83	Total Misc Impr	+ 22,296
Roofing Adj	+ 4.63	Garage Cost	+ 38,938
Subfloor Adj	+ -3.55	Total RCN	= 493,685
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 34,558
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 459,127
Adj Base Cost	= 125.53	Lot Value	+ 119,865
Total Area	x 3,445	Indicated Value	= 578,992
Adjusted Cost	= 432,451	Value Per SqFt	168.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	459,127		
Lot Value	119,865		
Indicated Value	578,992	168.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	578,992	168.07	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	121557	17x10		170	32.44		5,515
PRCH	SLAB PORCH - COVERED	121558	206		206	32.23		6,639
PATO	SLAB PORCH - OPEN	121559	22x3		66	14.39		950
PRCH	SLAB PORCH - COVERED	121561	59		59	33.01		1,948

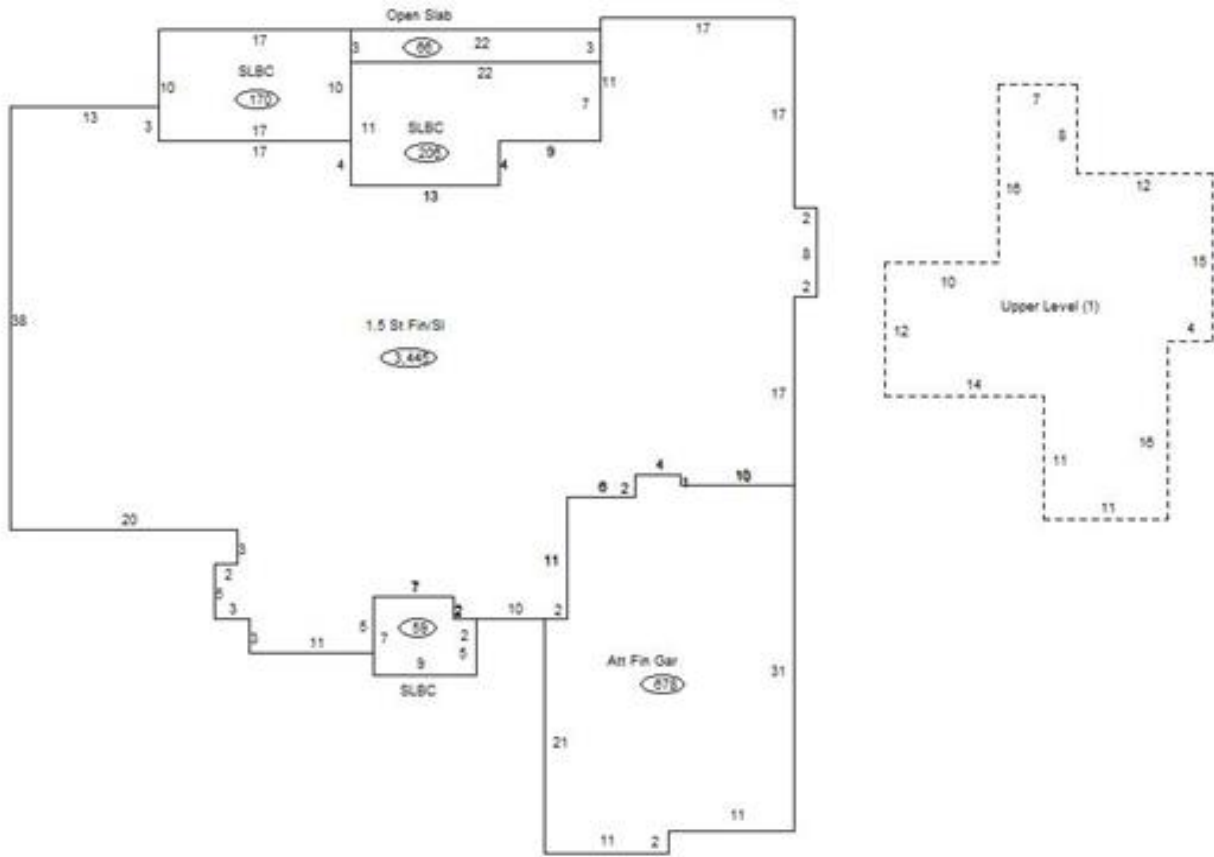


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 Page 3

Sketch Image

660096256



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	2,788	1.236	3,445
2	U	^UL		13	Upper Level (1)	657	1.000	657
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	206	1.000	206
5	M	PATO		13	Open Slab	66	1.000	66
6	G	5		13	Att Fin Gar	678	1.000	678
7	M	PRCH		13	SLBC	59	1.000	59
Total Building Area						2,788		3,445