



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:43:58
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Assessment Data					Primary Image																																																																																																												
Account 660096258 Parcel ID 000000-00-0-00848-004-0002 Cadastral ID 06-20-15-02050 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 321342 COOK, DOUGLAS M & CARRIE G 19216 E TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 19216 E TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096258_001.JPG 10/7/2025</p>																																																																																																												
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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	24,748.00 x 5.05 = 124,920		
Factor Value			
Adjustments	1.0000		
Lot Value	124,920		



660096258_001.JPG 10/7/2025

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	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,543 / 3,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,543
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	733 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2016 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	447,062	142.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	460,970		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.41	Total Misc Impr	+ 17,166
Roofing Adj	+ 4.70	Garage Cost	+ 41,715
Subfloor Adj	+ -3.71	Total RCN	= 466,861
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 28,012
Plumbing Adj	+ 10.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 438,849
Adj Base Cost	= 129.93	Lot Value	+ 124,920
Total Area	x 3,140	Indicated Value	= 563,769
Adjusted Cost	= 407,980	Value Per SqFt	179.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	438,849		
Lot Value	124,920		
Indicated Value	563,769	179.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	563,769	179.54	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	128019		194	194	32.29		6,264
PATO	SLAB PORCH - OPEN	128020	23x8		184	13.41		2,467
PRCH	SLAB PORCH - COVERED	128021		36	36	33.08		1,191



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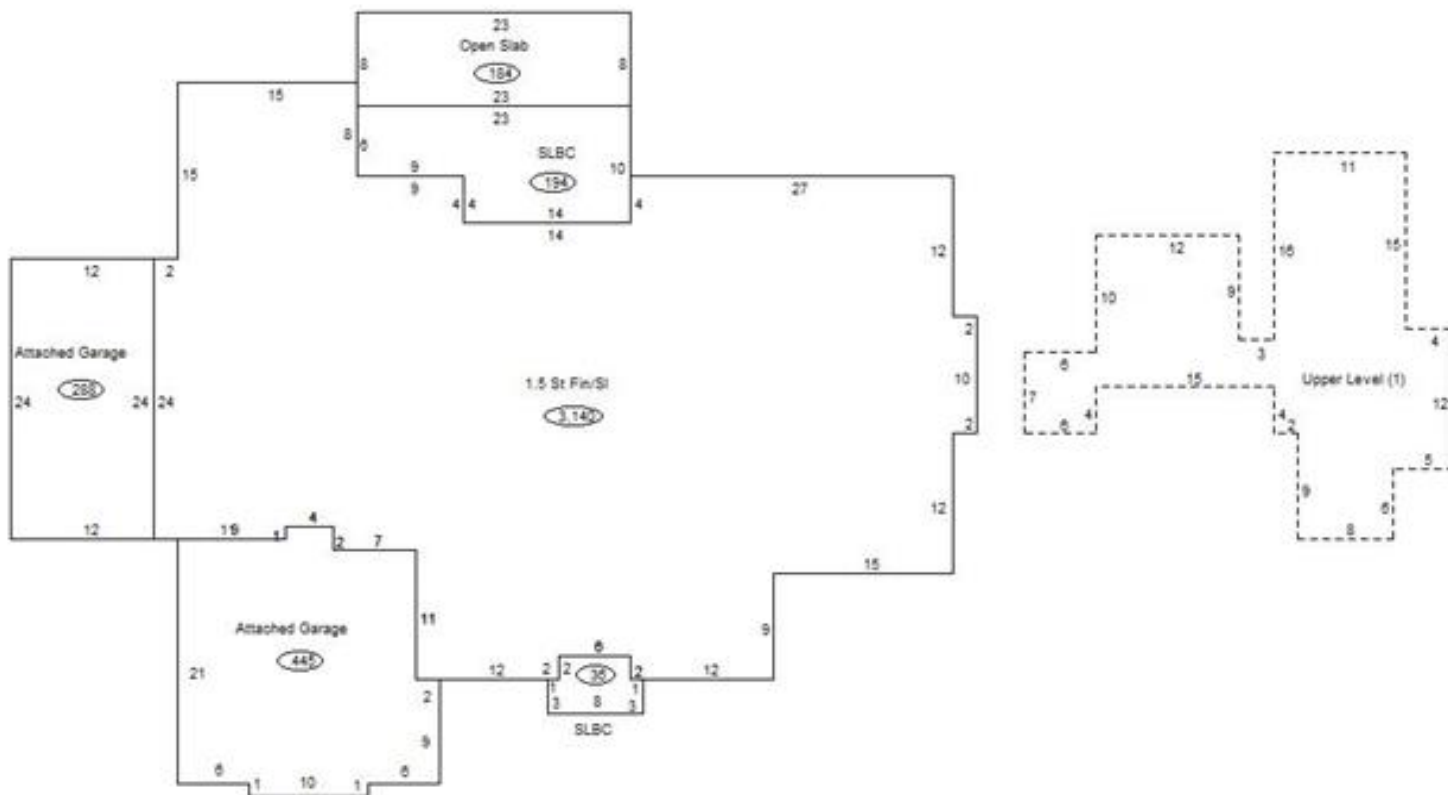
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Sketch Image

660096258



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	2,543	1.235	3,140
2	U	^UL		13	Upper Level (1)	597	1.000	597
3	G	5		13	Att Fin Gar	445	1.000	445
4	G	5		13	Att Fin Gar	288	1.000	288
5	M	PRCH		13	SLBC	194	1.000	194
6	M	PATO		13	Open Slab	184	1.000	184
7	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						2,543		3,140