



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:44:00
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096259 Parcel ID 000000-00-0-00848-004-0003 Cadastral ID 06-20-15-02060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 314974 KERANEN, ALEXANDER R & LINDSAY B 19226 E TWIN CREEK DR OWASSO OK 74055-0000 Parcel Location Situs 19226 E TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096259_001.JPG 10/7/2025</p>																																																																																																												
Legal Description Lat/Long: 36.24586223 -95.75969371 TWIN CREEKS IV @ STONE CANYON BLOCK 4 LOT 3																																																																																																																	
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Time 08:44:01
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	25,690.00 x 4.95 = 127,087	
Factor Value		
Adjustments	1.0000	
Lot Value	127,087	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,891 / 4,242
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,891
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	819 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 8

Cost Approach				Manual : 01/2025			
Base Cost	103.22	Total Misc Impr	+	33,159			
Roofing Adj	+ 4.13	Garage Cost	+	49,689			
Subfloor Adj	+ -2.98	Total RCN	=	633,544			
Heat/Cool Adj	+ 17.38	Depreciation (8%)	-	50,684			
Plumbing Adj	+ 8.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	582,860			
Adj Base Cost	= 129.82	Lot Value	+	127,087			
Total Area	x 4,242	Indicated Value	=	709,947			
Adjusted Cost	= 550,696	Value Per SqFt		167.36			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	635,152	149.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	719,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	582,860		
Lot Value	127,087		
Indicated Value	709,947	167.36	Per SqFt
Agland Value			
Site Improvements	22,181		
Total Value	732,128	172.59	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
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	SLAB PORCH - COVERED	123965	8x5		40	36.54		1,462
PRCH	Porch	123966	18x8		144	36.02		5,187
PATO	Patio - Open	123967	18x9		162	14.45		2,341
PRCH	SLAB PORCH - COVERED	123968	13x13		169	35.87		6,062
PRCH	Porch	123969	15x10		150	35.99		5,399



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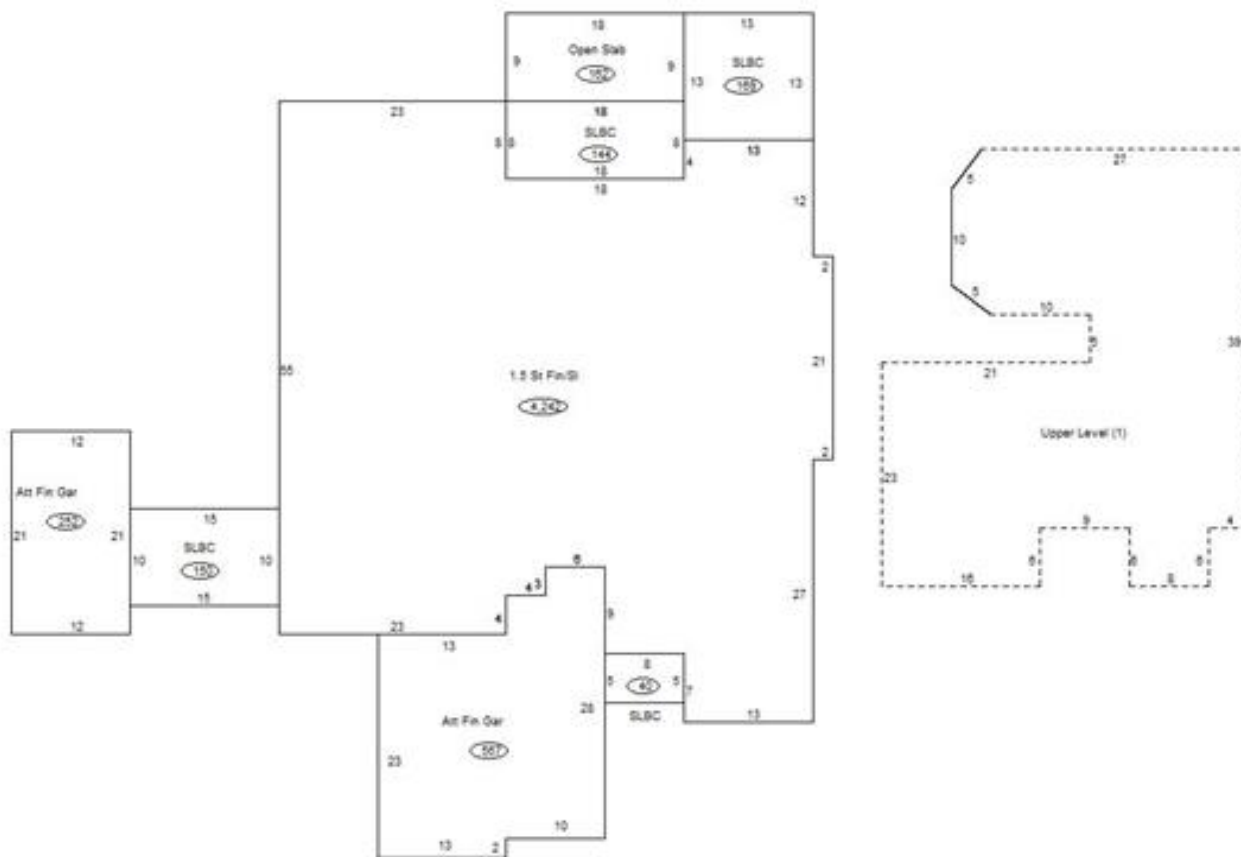
Date 04/18/2026

Time 08:44:01

Page 3

Sketch Image

660096259



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	2,891	1.467	4,242
2	U	^UL		13	Upper Level (1)	1,351	1.000	1,351
3	G	5		13	Att Fin Gar	567	1.000	567
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	144	1.000	144
6	M	PATO		13	Open Slab	162	1.000	162
7	M	PRCH		13	SLBC	169	1.000	169
8	M	PRCH		13	SLBC	150	1.000	150
9	G	5		13	Att Fin Gar	252	1.000	252
Total Building Area						2,891		4,242



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Page 4

660096259

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x21x10	Concrete	Composition Shingle	630
	Qual 4	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (38.69 x 630)		24,375	24,375	2,194		22,181