



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:44:02  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096260 <b>Parcel ID</b> 000000-00-0-00848-004-0004 <b>Cadastral ID</b> 06-20-15-02070 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 320630 RAGSDALE, DANIEL HEATH & HOLLY  19236 N TWIN CREEKS OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19236 N TWIN CREEKS DR <b>Subdivision</b> TWIN CREEKS IV AT STONE CANYON <b>Lot/Block</b> 0004 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 15 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660096260_001.JPG 10/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.24549621 -95.75955491																																																																																																																	
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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	23,991.00 x 5.13 = 123,179	
Factor Value		
Adjustments	1.0000	
Lot Value	123,179	

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	2,840 / 3,894
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,840
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	978 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2016 / 6

Cost Approach		Manual : 01/2025	
Base Cost	99.09	Total Misc Impr	+ 23,261
Roofing Adj	+ 4.15	Garage Cost	+ 55,658
Subfloor Adj	+ -3.19	Total RCN	= 564,072
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	- 33,844
Plumbing Adj	+ 8.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 530,228
Adj Base Cost	= 124.59	Lot Value	+ 123,179
Total Area	x 3,894	Indicated Value	= 653,407
Adjusted Cost	= 485,153	Value Per SqFt	167.80

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	542,965 139.44 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	678,300 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	530,228
Lot Value	123,179
Indicated Value	653,407 167.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	653,407 167.80 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	129213	8x6		48	33.04	1,586
PRCH	SLAB PORCH - COVERED	129214	459		459	31.44	14,431



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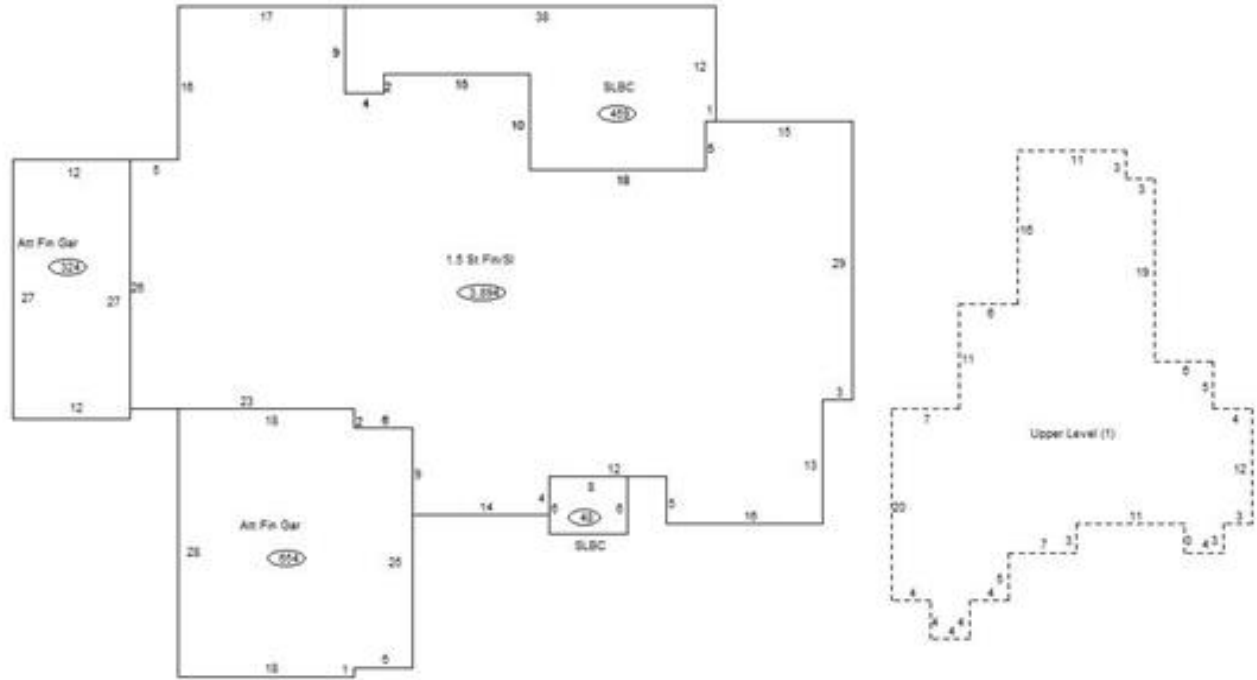
Date 04/18/2026

Time 08:44:02

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### Sketch Image

660096260



### 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/Sl	2,840	1.371	3,894
2	U	^UL		13	Upper Level (1)	1,054	1.000	1,054
3	G	5		13	Att Fin Gar	324	1.000	324
4	G	5		13	Att Fin Gar	654	1.000	654
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PRCH		13	SLBC	459	1.000	459
<b>Total Building Area</b>						<b>2,840</b>		<b>3,894</b>