



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																												
Account 660096263 Parcel ID 000000-00-0-00848-006-0003 Cadastral ID 06-20-15-02100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 343002 KING, MICHAEL & REBECCA REVOCABLE TRUST 19064 E TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 19064 E TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0003 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096263_001.JPG 10/7/2025</p>																																																																																																												
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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	29,346.00 x 4.62 = 135,496		
Factor Value			
Adjustments	1.0000		
Lot Value	135,496		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,916 / 2,916
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,916
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	684 Attached Garage - Finished 3 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	416,809	142.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	511,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.99	Total Misc Impr	+	18,309			
Roofing Adj	+ 5.68	Garage Cost	+	39,227			
Subfloor Adj	+ -4.37	Total RCN	=	458,282			
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	32,080			
Plumbing Adj	+ 9.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	426,202			
Adj Base Cost	= 137.43	Lot Value	+	135,496			
Total Area	x 2,916	Indicated Value	=	561,698			
Adjusted Cost	= 400,746	Value Per SqFt		192.63			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,202		
Lot Value	135,496		
Indicated Value	561,698	192.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	561,698	192.63	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	119882		59	59	33.01		1,948
PRCH	SLAB PORCH - COVERED	119883		285	285	31.99		9,117



Rogers

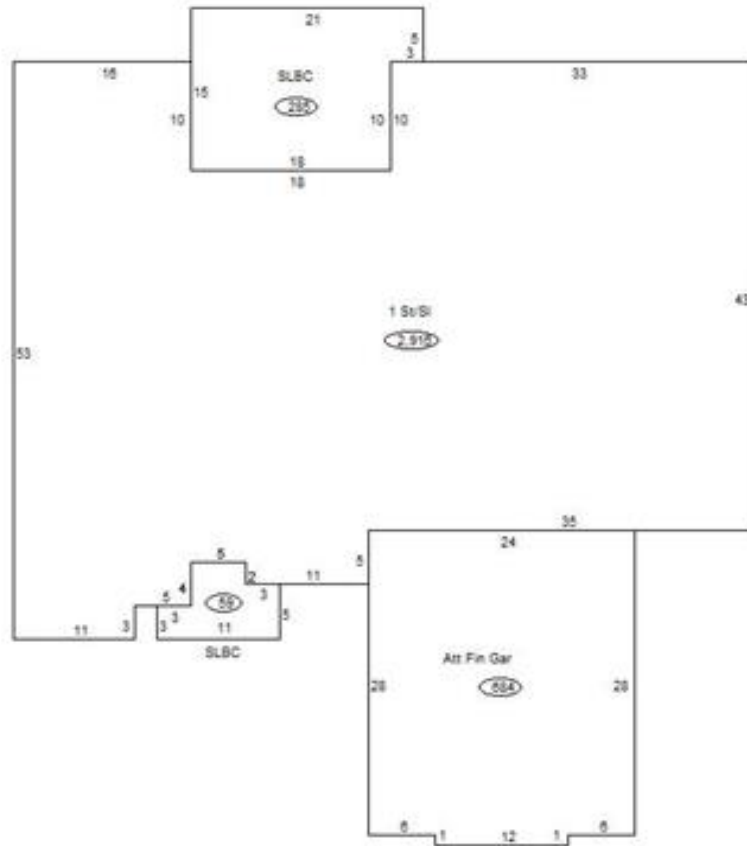
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Sketch Image

660096263



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,916	1.000	2,916
2	G	5		13	Att Fin Gar	684	1.000	684
3	M	PRCH		13	SLBC	59	1.000	59
4	M	PRCH		13	SLBC	285	1.000	285
Total Building Area						2,916		2,916