



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:44:13
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Assessment Data					Primary Image																																																																																																												
Account 660096266 Parcel ID 000000-00-0-00848-006-0006 Cadastral ID 06-20-15-02130 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 348918 RITCHIE, THOMAS & KAYLIE 19108 E TWIN CREEKS DR OWASSO OK 74055-0000 Parcel Location Situs 19108 E TWIN CREEKS DR Subdivision TWIN CREEKS IV AT STONE CANYON Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660096266_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	34,430.00 x 4.28 = 147,189	
Factor Value		
Adjustments	1.2648	
Lot Value	186,169	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,617 / 3,190
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,617
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	944 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 7

Cost Approach		Manual : 01/2025	
Base Cost	105.70	Total Misc Impr	+ 19,081
Roofing Adj	+ 5.05	Garage Cost	+ 57,272
Subfloor Adj	+ -3.74	Total RCN	= 500,017
Heat/Cool Adj	+ 17.38	Depreciation (7%)	- 35,001
Plumbing Adj	+ 8.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 465,016
Adj Base Cost	= 132.81	Lot Value	+ 186,169
Total Area	x 3,190	Indicated Value	= 651,185
Adjusted Cost	= 423,664	Value Per SqFt	204.13



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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	531,792	166.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	630,490 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	465,016		
Lot Value	186,169		
Indicated Value	651,185	204.13	Per SqFt
Agland Value			
Site Improvements	23,815		
Total Value	675,000	211.60	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
PRCH	SLAB PORCH - COVERED	123959		82	82	36.37		2,982
PRCH	SLAB PORCH - COVERED	123960	17x9		153	35.97		5,503
PATO	SLAB PORCH - OPEN	123961	208		208	13.82		2,875



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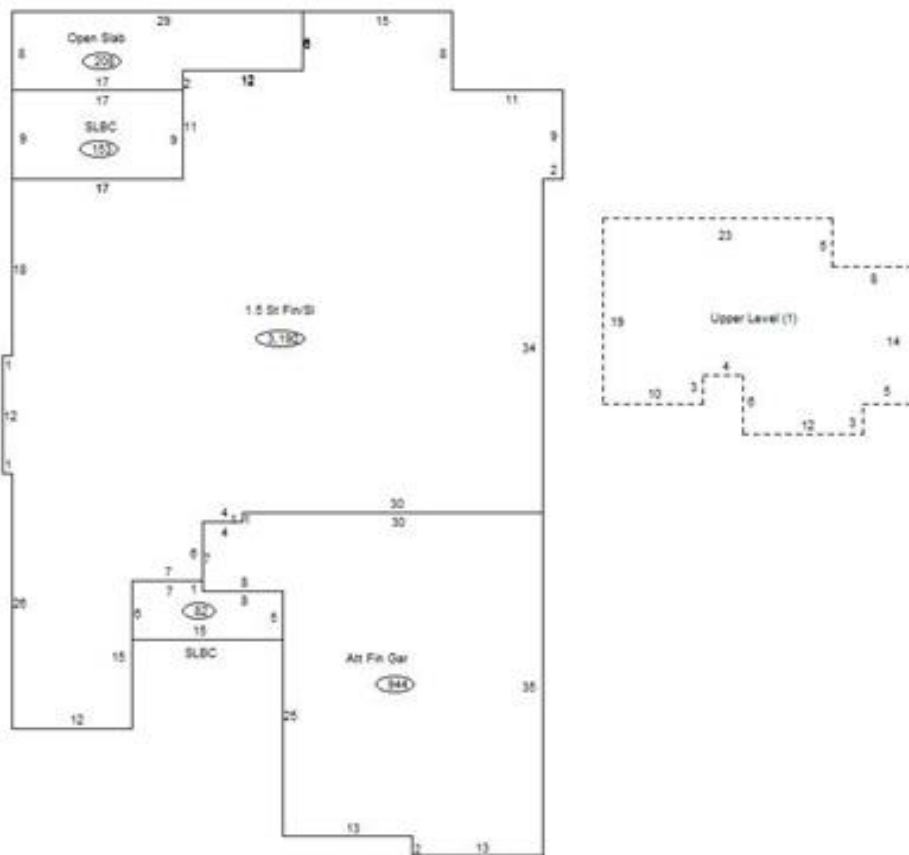
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Sketch Image

660096266



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	2,617	1.219	3,190
2	U	^UL		13	Upper Level (1)	573	1.000	573
3	G	5		13	Att Fin Gar	944	1.000	944
4	M	PRCH		13	SLBC	82	1.000	82
5	M	PRCH		13	SLBC	153	1.000	153
6	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						2,617		3,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		495
	Qual	5	Cond 5	Year 2017	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (60.90 x 495)	30,146	30,146	6,331	23,815