




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:35:21  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 660100769 <b>Parcel ID</b> 000000000-0000248-004-0004 <b>Cadastral ID</b> 06-20-15-02230 <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> 341775 BANKS, CODY R & MICHELE D REVOCABLE LIVING TRUST  6163 N WATER WAY ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06163 N WATER WAY ST <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0004 / 0004 <b>Parcel Size</b> 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-8\IMG_0061. 7/8/2021</p>																																																																												
<b>Legal Description</b> Lot/Long: 36.24388266 -95.76091006 LOT 4 BLOCK 4 DEER RUN AT STONE CANYON PHASE II																																																																																	
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6094		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,547.00 x 4.86 = 129,058		
Factor Value			
Adjustments	1.2643		
Lot Value	163,168		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-8\IMG\_0061. 7/8/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,674 / 2,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,674
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	693 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	406,927	152.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	503,150		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.01	Total Misc Impr	+ 23,493
Roofing Adj	+ 5.75	Garage Cost	+ 39,681
Subfloor Adj	+ -4.50	Total RCN	= 434,833
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 21,742
Plumbing Adj	+ 9.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 413,091
Adj Base Cost	= 138.99	Lot Value	+ 163,168
Total Area	x 2,674	Indicated Value	= 576,259
Adjusted Cost	= 371,659	Value Per SqFt	215.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	413,091		
Lot Value	163,168		
Indicated Value	576,259	215.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	576,259	215.50	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	146454		32	32	33.09		1,059
PRCH	SLAB PORCH - COVERED	146455		366	366	31.73		11,613
PATO	SLAB PORCH - OPEN	146456		324	324	11.04		3,577

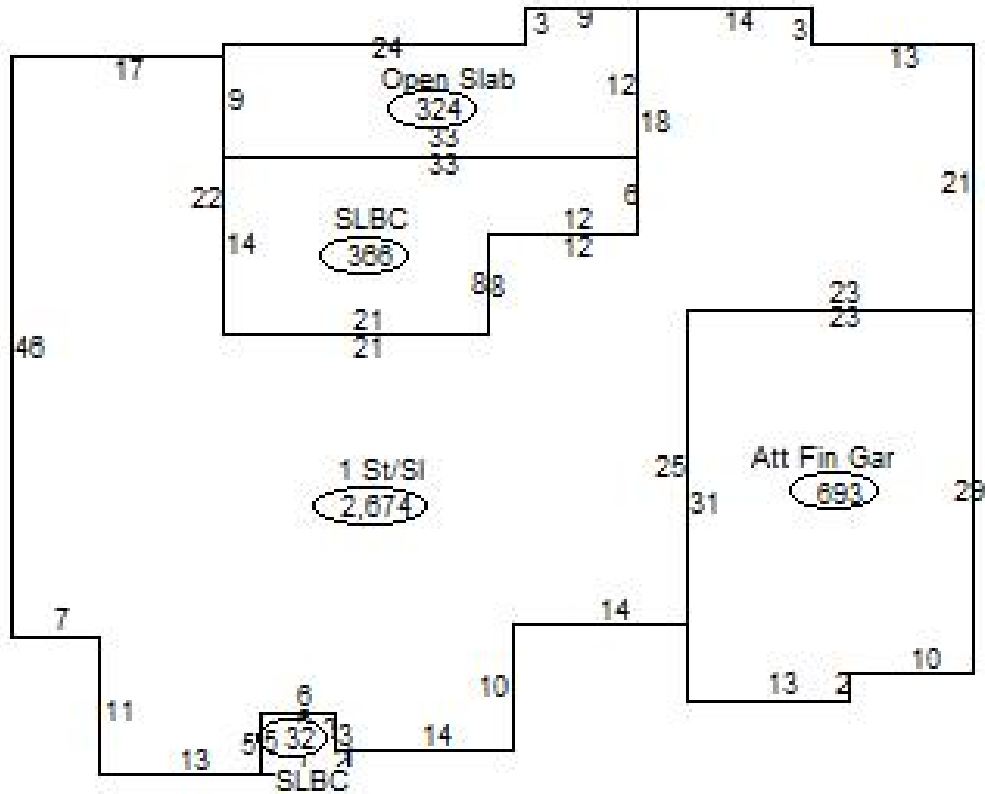


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Sketch Image

660100769



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	25	1 St/SI	2,674	1.000	2,674
2	G	5		25	Att Fin Gar	693	1.000	693
3	M	PRCH		25	SLBC	32	1.000	32
4	M	PRCH		25	SLBC	366	1.000	366
5	M	PATO		25	Open Slab	324	1.000	324
<b>Total Building Area</b>						2,674		2,674