



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:10:47
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Assessment Data					Primary Image				
Account	660104270								
Parcel ID	000000-0-0-000249-002-0002								
Cadastral ID	06-20-15-02540								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	344757								
WINTERS, MARK DOUGLAS & JANET CHRISTINE									
6140 N CREEKWOOD DR OWASSO OK 74055-0000									
Parcel Location									
Situs	06140 N CREEKWOOD DR								
Subdivision	DEER RUN AT STONE CANYON PHASE III								
Lot/Block	0002 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.24271555 -95.75998979									
Building Permits									
LOT 2 BLOCK 2 DEER RUN AT STONE CANYON PHASE III									
Number	Description	Opened	Closed	Amount					
R21	R23- NEW SFR PER MRTGE PPRWRK	04/2021	08/2022	400,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MOLDER, MARK T JR &	07/09/2024	590,000	YES					
/	1ST CHOICE QUALITY BUILDERS LLC	07/26/2022	589,000	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	03/18/2021	78,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2025	Land Value	156,333	156,333	11%	17,197	Assessed	66,847 6,207.41	
Year Frozen		Improvements	460,232	451,367		49,650	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	616,565	607,700		66,847	Total Taxable	65,847 6,115.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104270	WINTERS, MARK DOUGLAS &	20	590,000	1000	63,900	5,934.00		
2024	2024-660104270	WINTERS, MARK DOUGLAS &	20	589,000	1000	63,790	5,770.00		
2023	2023-660104270	MOLDER, MARK T JR &	20	589,000	1000	63,790	5,538.00		
2022	2022-660104270	MOLDER, MARK T JR &	20	5,780	0	636	55.00		
2021	2021-660104270	1ST CHOICE QUALITY BUILDERS LLC	20	5,780	0	636	56.00		



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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	0.5485	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	23,891.00 x 5.15 = 122,949	
Factor Value		
Adjustments	1.2715	
Lot Value	156,333	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,007 / 3,007
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,007
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	837 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	458,270 152.40 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	646,890 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.73	Total Misc Impr	+ 15,715	Roofing Adj	+ 5.64	Garage Cost	+ 47,634
Subfloor Adj	+ -4.37	Total RCN	= 469,625	Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,393
Plumbing Adj	+ 7.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 460,232
Adj Base Cost	= 135.11	Lot Value	+ 156,333	Total Area	x 3,007	Indicated Value	= 616,565
		Value Per SqFt	205.04	Adjusted Cost	= 406,276		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	460,232
Lot Value	156,333
Indicated Value	616,565 205.04 Per SqFt
Agland Value	
Site Improvements	
Total Value	616,565 205.04 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154807	21x11		231	32.16		7,429
PRCH	Slab Porch - Covered	154808	8x6		48	33.04		1,586
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



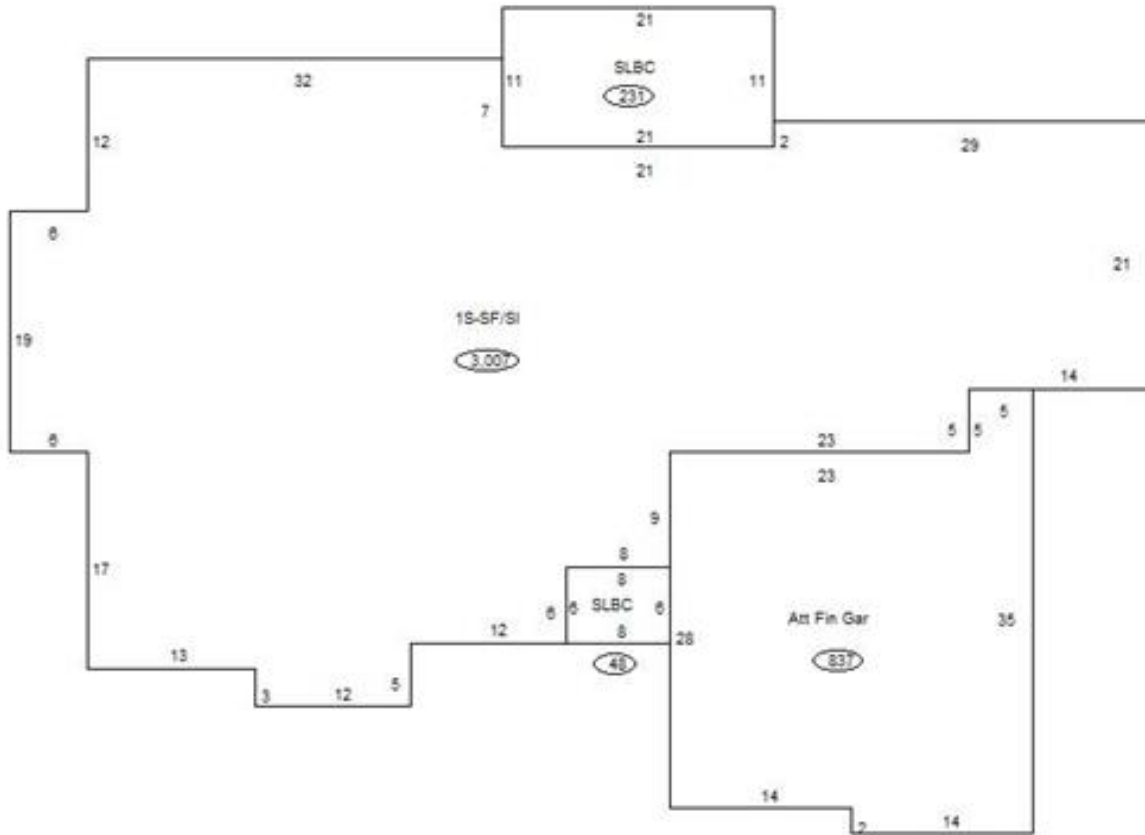
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Sketch Image

660104270



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	3,007	1.000	3,007
2	G	5		13	Att Fin Gar	837	1.000	837
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						3,007		3,007