



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:10:50
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Assessment Data					Primary Image																																																																					
Account 660104272 Parcel ID 000000-0-0-000249-002-0004 Cadastral ID 06-20-15-02560 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 340138 ASH, KAITLYN DANIELLE & TYLER LEE 6210 N CREEKWOOD DR OWASSO OK 74055-0000 Parcel Location Situs 06210 N CREEKWOOD DR Subdivision DEER RUN AT STONE CANYON PHASE III Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660104272_001.JPG 10/7/2025</p>																																																																					
Legal Description Lot/Long: 36.24346588 -95.75965043 LOT 4 BLOCK 2 DEER RUN AT STONE CANYON PHASE III																																																																										
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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	0.4994	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,756.00 x 5.43 = 118,039	
Factor Value		
Adjustments	1.1195	
Lot Value	132,149	

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	100% Veneer, Masonry
Base/Total Area	2,475 / 3,507
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,475
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	654 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 2

Cost Approach		Manual : 01/2025	
Base Cost	105.22	Total Misc Impr	+ 30,943
Roofing Adj	+ 4.39	Garage Cost	+ 40,234
Subfloor Adj	+ -3.25	Total RCN	= 530,173
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 10,603
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 519,570
Adj Base Cost	= 130.88	Lot Value	+ 132,149
Total Area	x 3,507	Indicated Value	= 651,719
Adjusted Cost	= 458,996	Value Per SqFt	185.83



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	534,021	152.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	568,900 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	519,570		
Lot Value	132,149		
Indicated Value	651,719	185.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	651,719	185.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155934	500		500	34.56		17,280
PRCH	Slab Porch - Covered	155935	7x6		42	36.53		1,534
FPPF	Fireplace - Prefabricated		1		1	7,141.75		7,142
ODFP	Outdoor Fireplace/Firepit		1		1	4,987.18		4,987



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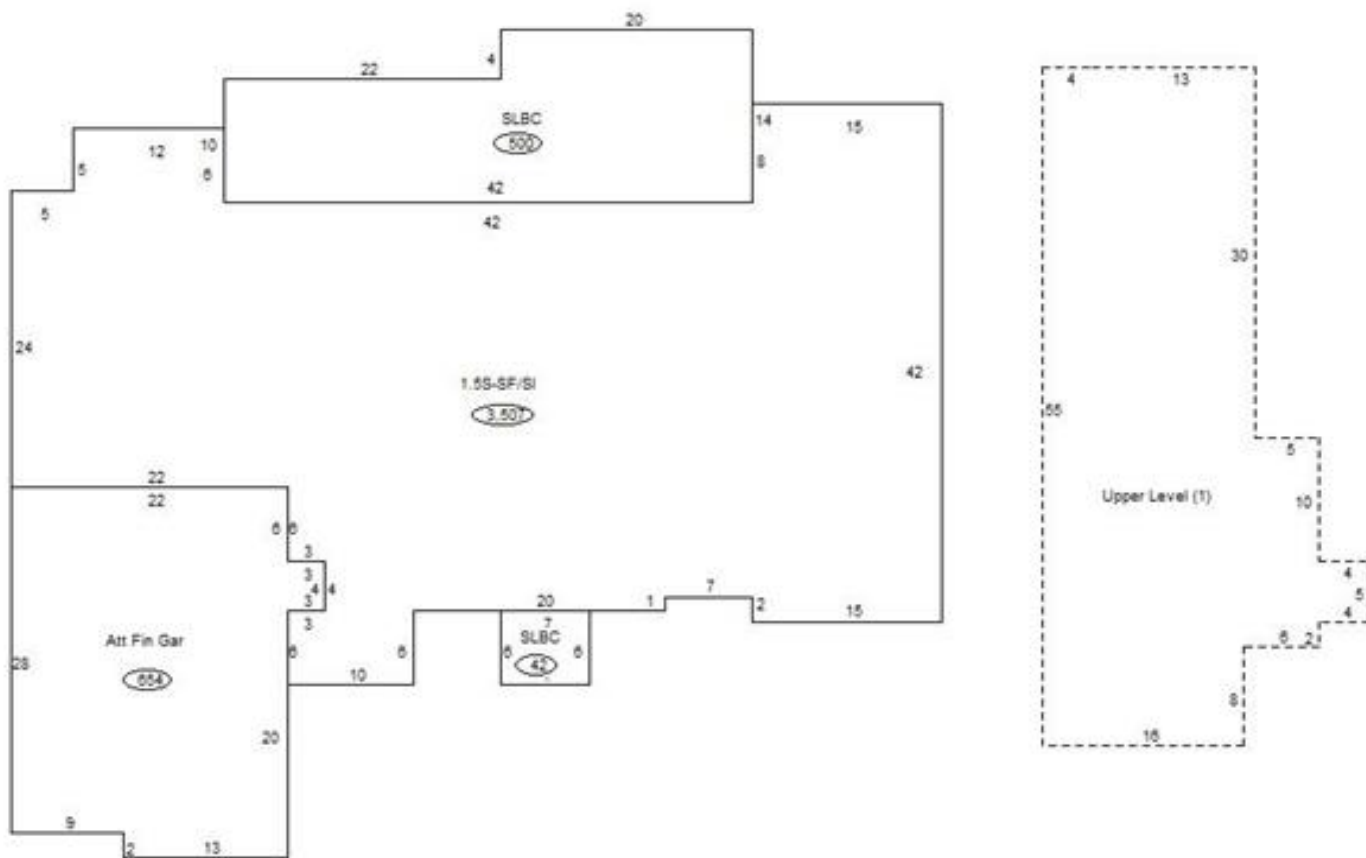
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Sketch Image

660104272



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,475	1.417	3,507
2	G	5		13	Att Fin Gar	654	1.000	654
3	M	PRCH		13	SLBC	500	1.000	500
4	M	PRCH		13	SLBC	42	1.000	42
5	U	^UL		13	Upper Level (1)	1,032	1.000	1,032
Total Building Area						2,475		3,507