



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660104274 <b>Parcel ID</b> 000000-0-0-000249-003-0002 <b>Cadastral ID</b> 06-20-15-02580 <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> 344216 WASSON, ERIN & ADAM  6191 N CREEKWOOD DR OWASSO OK 74055-5673  <b>Parcel Location</b> <b>Situs</b> 06191 N CREEKWOOD DR <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE III <b>Lot/Block</b> 0002 / 0003 Parcel Size 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_0045. 7/8/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24312168 -95.75891735																			
LOT 2 BLOCK 3 DEER RUN AT STONE CANYON PHASE III					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20 000221</td> <td>R22- NEW 3153 SQ FT SFR</td> <td>10/2020</td> <td>03/2021</td> <td>195,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000221	R22- NEW 3153 SQ FT SFR	10/2020	03/2021	195,000
Number	Description	Opened	Closed	Amount															
R20 000221	R22- NEW 3153 SQ FT SFR	10/2020	03/2021	195,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	GOLTRA, ERICA J &	04/17/2024	592,000	YES										
					/	EXECUTIVE HOMES LLC	01/22/2021	478,500	YES										
					/	C.A.B.O DEVELOPMENT COMPANY LL	06/03/2020	572,500	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.860	<b>Current Tax</b>										
Remove Cap	2025		Land Value	131,687	131,687	11%	14,486	Assessed	67,074 6,228.49										
Year Frozen			Improvements	490,293	478,073		52,588	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		<b>Total Value</b>	621,980	609,760		67,074	<b>Total Taxable</b>	66,074 6,136.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104274	WASSON, ERIN & ADAM			20	592,000	0	65,120	6,047.00										
2024	2024-660104274	WASSON, ERIN & ADAM			20	568,992	0	55,267	4,999.00										
2023	2023-660104274	GOLTRA, ERICA J &			20	478,500	0	52,635	4,569.00										
2022	2022-660104274	GOLTRA, ERICA J &			20	478,500	0	52,635	4,582.00										
2021	2021-660104274	GOLTRA, ERICA J &			20	81,000	0	8,910	784.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6765		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	29,466.00 x 4.61 = 135,772		
Factor Value			
Adjustments	0.9699		
Lot Value	131,687		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,711 / 3,448
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,711
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	845 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	499,231 144.79 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	657,420 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	490,293
Lot Value	131,687
Indicated Value	621,980 180.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	621,980 180.39 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.74	Total Misc Impr	+	21,644
Roofing Adj	+ 4.52	Garage Cost	+	48,089
Subfloor Adj	+ -3.51	Total RCN	=	505,457
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	-	15,164
Plumbing Adj	+ 8.31	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	490,293
Adj Base Cost	= 126.37	Lot Value	+	131,687
Total Area	x 3,448	Indicated Value	=	621,980
Adjusted Cost	= 435,724	Value Per SqFt		180.39

### 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
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	SLAB PORCH - COVERED	149664	28x12		336	31.83		10,695
PATO	SLAB PORCH - OPEN	149665	96		96	14.39		1,381
PRCH	Porch	149666	7x6		42	33.06		1,389
PATO	Patio - Open	149667	13x5		65	14.39		935



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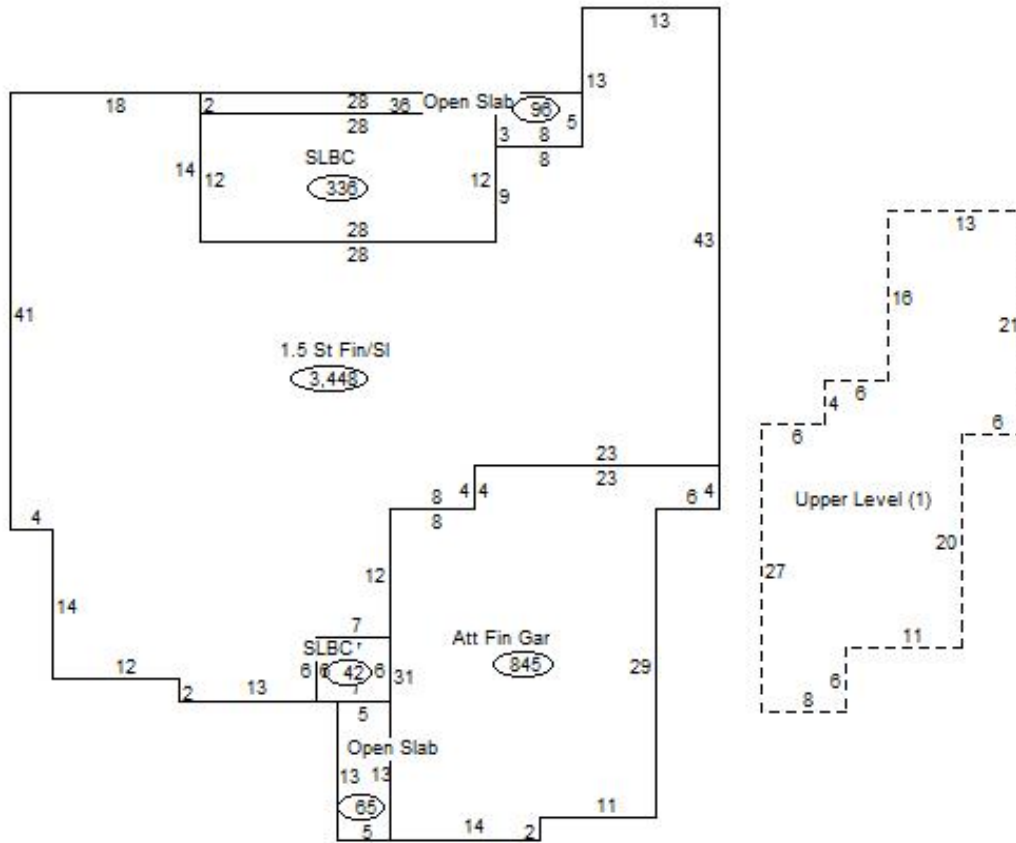
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### Sketch Image

660104274



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,711	1.272	3,448
2	G	5		20	Att Fin Gar	845	1.000	845
3	M	PRCH		20	SLBC	336	1.000	336
4	M	PATO		20	Open Slab	96	1.000	96
5	M	PRCH		20	SLBC	42	1.000	42
6	M	PATO		20	Open Slab	65	1.000	65
7	U	^UL		20	Upper Level (1)	737	1.000	737
<b>Total Building Area</b>						<b>2,711</b>		<b>3,448</b>