



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																				
Account 660104275 Parcel ID 000000-0-0-000249-003-0003 Cadastral ID 06-20-15-02590 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 335510 PHAN, LINH V & MEGHAN 6171 N CREEKWOOD DR OWASSO OK 74055-0000 Parcel Location Situs 06171 N CREEKWOOD DR Subdivision DEER RUN AT STONE CANYON PHASE III Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S002 - CATOOSA SCHOOLS					<p>660104275 09/29/25</p> <p>660104275_001.JPG 10/7/2025</p>																																																				
Legal Description Lat/Long: 36.24274474 -95.75912825 LOT 3 BLOCK 3 DEER RUN AT STONE CANYON PHASE III																																																									
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7247		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	31,567.00 x 4.45 = 140,604		
Factor Value			
Adjustments	1.0000		
Lot Value	140,604		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,832 / 2,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,832
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 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	423,129	149.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	502,400 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111,23	Total Misc Impr	+ 22,675
Roofing Adj	+ 5.70	Garage Cost	+ 38,538
Subfloor Adj	+ -4.37	Total RCN	= 444,439
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 13,333
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 431,106
Adj Base Cost	= 135.32	Lot Value	+ 140,604
Total Area	x 2,832	Indicated Value	= 571,710
Adjusted Cost	= 383,226	Value Per SqFt	201.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	431,106		
Lot Value	140,604		
Indicated Value	571,710	201.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	571,710	201.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151799	20x14		280	32.00		8,960
PRCH	Slab Porch - Covered	151800	10x7		70	32.97		2,308
PATO	Slab Porch - Open	151801	32x12		384	10.84		4,163
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



Rogers

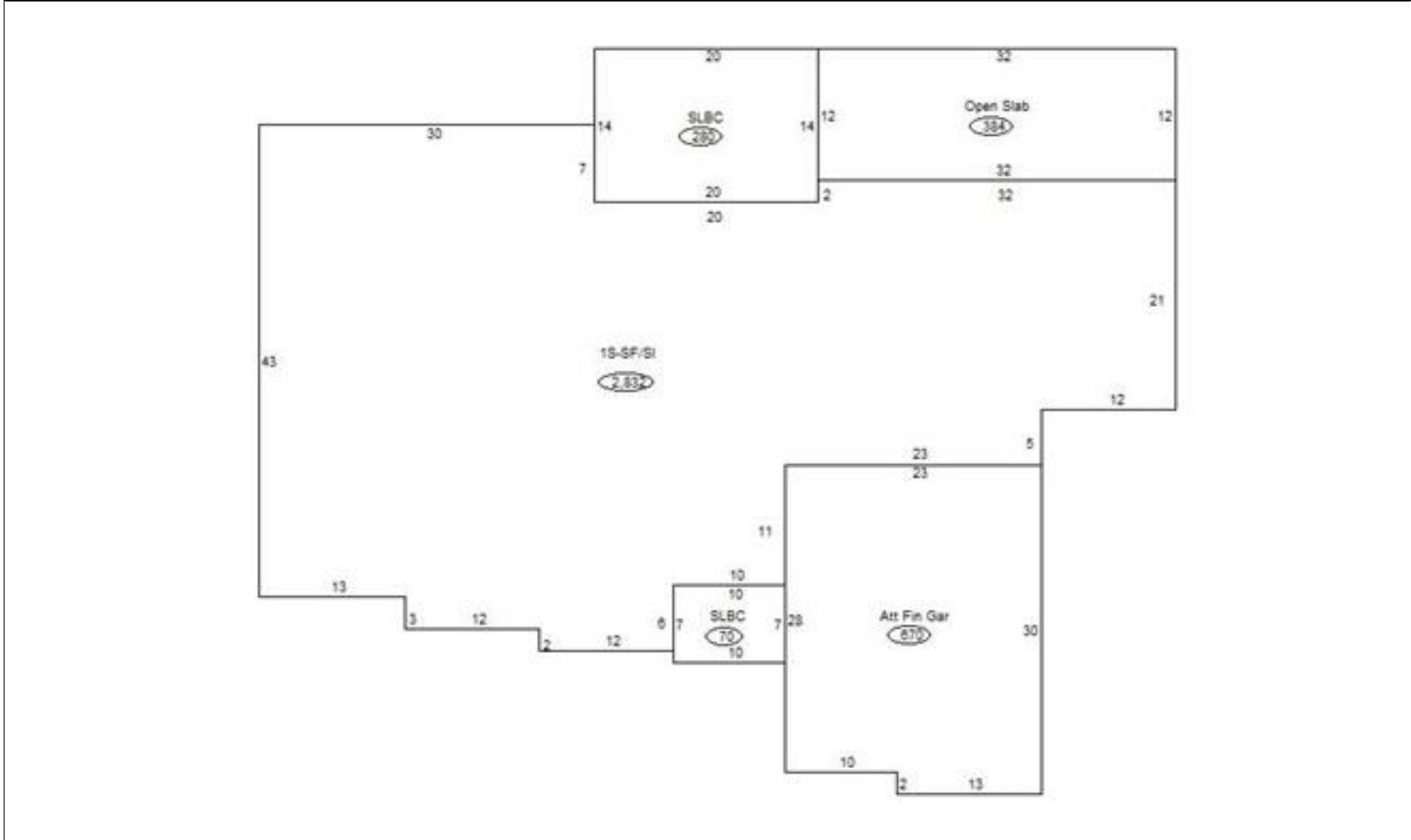
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Sketch Image

660104275



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,832	1.000	2,832
2	G	5		13	Att Fin Gar	670	1.000	670
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	70	1.000	70
5	M	PATO		13	Open Slab	384	1.000	384
Total Building Area						2,832		2,832