



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:11:01
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Assessment Data					Primary Image				
Account	660104278								
Parcel ID	000000-0-0-000249-003-0006								
Cadastral ID	06-20-15-02620								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	339418								
POWELL, DANIEL & DAWN									
6068 N WATER WAY ST OWASSO OK 74055-0000									
Parcel Location									
Situs	06068 N WATER WAY ST								
Subdivision	DEER RUN AT STONE CANYON PHASE III								
Lot/Block	0006 / 0003	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: 36.24199797 -95.76031066									
LOT 6 BLOCK 3 DEER RUN AT STONE CANYON PHASE III									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- 911 ADDRESS ASSIGNED	09/2021	10/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	08/26/2022	585,000	YES					
/	C.A.B.O DEVELOPMENT COMPANY LL	06/03/2020	572,500	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2023	Land Value	164,999	164,999	11%	18,150	Assessed	65,440	6,076.76
Year Frozen		Improvements	429,909	429,909		47,290	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	594,908	594,908		65,440	Total Taxable	65,440	6,077.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104278	POWELL, DANIEL & DAWN	20	569,695	0	62,667	5,819.00		
2024	2024-660104278	POWELL, DANIEL & DAWN	20	593,761	0	65,313	5,908.00		
2023	2023-660104278	POWELL, DANIEL & DAWN	20	585,000	0	64,350	5,586.00		
2022	2022-660104278	POWELL, DANIEL & DAWN	20	81,000	0	8,910	776.00		
2021	2021-660104278	EXECUTIVE HOMES LLC	20	81,000	0	8,910	784.00		



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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	0.5433	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	23,665.00 x 5.17 = 122,430	
Factor Value		
Adjustments	1.3477	
Lot Value	164,999	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,747 / 2,747
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,747
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	732 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 2

Cost Approach		Manual : 01/2025	
Base Cost	111.22	Total Misc Impr	+ 19,642
Roofing Adj	+ 5.73	Garage Cost	+ 41,658
Subfloor Adj	+ -4.42	Total RCN	= 438,683
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,774
Plumbing Adj	+ 8.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 429,909
Adj Base Cost	= 137.38	Lot Value	+ 164,999
Total Area	x 2,747	Indicated Value	= 594,908
Adjusted Cost	= 377,383	Value Per SqFt	216.57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	423,367 154.12 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	597,380 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	429,909
Lot Value	164,999
Indicated Value	594,908 216.57 Per SqFt
Agland Value	
Site Improvements	
Total Value	594,908 216.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155507	28x13		364	31.74		11,553
PRCH	Slab Porch - Covered	155509	7x6		42	33.06		1,389
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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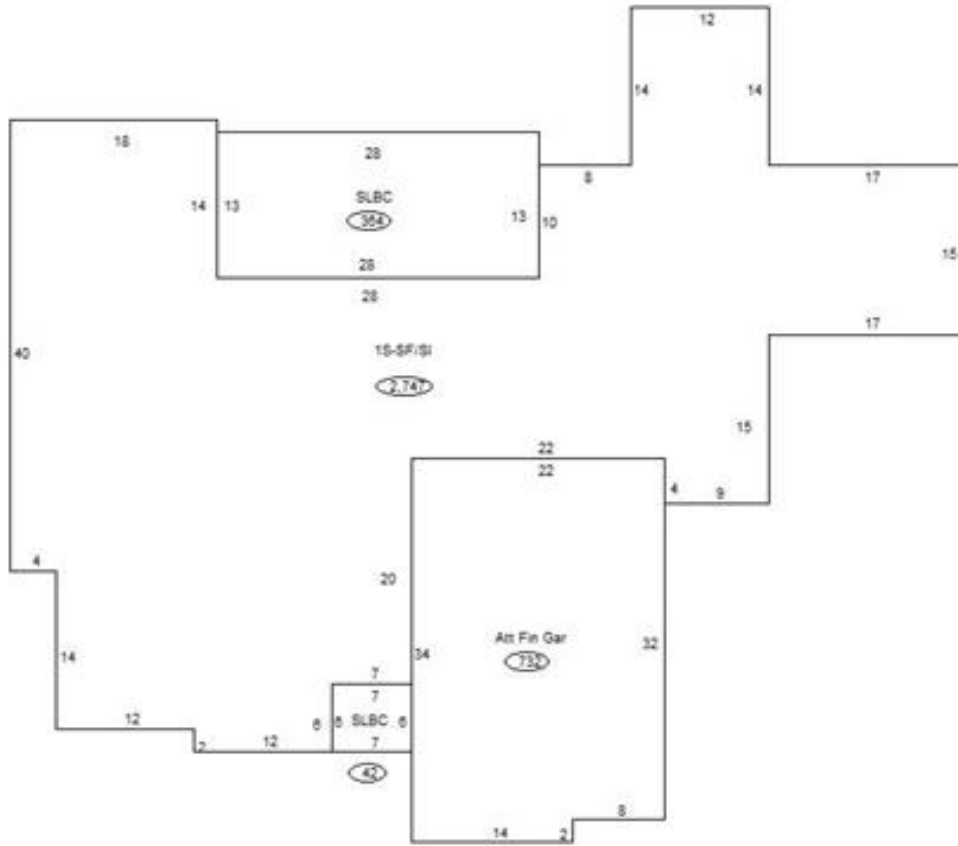
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Sketch Image

660104278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,747	1.000	2,747
2	M	PRCH		13	SLBC	364	1.000	364
3	G	5		13	Att Fin Gar	732	1.000	732
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,747		2,747