



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:12:43
Page 1

Assessment Data					Primary Image									
Account	660058612				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-31\IMG_002' 8/31/2022</p>									
Parcel ID	000000-00-0-00643-005-0004													
Cadastral ID	13-21-14-03590													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	265355													
STRATMAN, GREGORY JEROME &														
DAWN M														
18010 E 101ST PL N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	18010 E 101ST PL													
Subdivision	RANCH ACRES													
Lot/Block	0004 / 0005	Parcel Size 1 - Lots												
Sec/Twn/Rng	13 / 21 / 14 / 5													
Neighborhood	1014 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30060382 -95.77229472														
LOT 4 BLOCK 5 RANCH ACRES														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1060/200	HANKS, STEVE JOSEPH &	04/03/1997	125,500	Yes										
982/690	P B HOMES, INC	02/17/1995	104,500	Yes										
976/358	A&W LAND DEVELOPMENT INC	12/02/1994	85,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	68,653	35,773	11%	3,935	Assessed	26,932						
Year Frozen	0	Improvements	225,535	209,066		22,997	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	294,188	244,839		26,932	Total Taxable	25,932						
-98.00														
2,540.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660058612	STRATMAN, GREGORY JEROME &	3	283,387	1000	25,147	2,463.00							
2024	2024-660058612	STRATMAN, GREGORY JEROME &	3	368,506	1000	24,387	2,343.00							
2023	2023-660058612	STRATMAN, GREGORY JEROME &	3	238,709	1000	23,647	2,216.00							
2022	2022-660058612	STRATMAN, GREGORY JEROME &	3	242,722	1000	22,930	2,246.00							
2021	2021-660058612	STRATMAN, GREGORY JEROME &	3	215,898	1000	22,232	2,151.00							
2020	2020-660058612	STRATMAN, GREGORY JEROME &	3	212,512	1000	21,556	2,082.00							
2019	2019-660058612	STRATMAN, GREGORY JEROME &	3	204,113	1000	20,899	2,020.00							
2018	2018-660058612	STRATMAN, GREGORY JEROME &	3	209,723	1000	20,261	1,886.00							
2017	2017-660058612	STRATMAN, GREGORY JEROME &	3	207,992	1000	19,642	1,848.00							
2016	2016-660058612	STRATMAN, GREGORY JEROME &	3	202,856	1000	19,040	1,793.00							
2015	2015-660058612	STRATMAN, GREGORY JEROME &	3	197,281	1000	18,457	1,750.00							
2014	2014-660058612	STRATMAN, GREGORY JEROME &	3	194,347	1000	17,280	1,654.00							
2013	2013-660058612	STRATMAN, GREGORY JEROME &	3	183,285	1000	16,748	1,569.00							



Rogers

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Date 04/16/2026
 Time 23:12:43
 Page 2

Lot Data		Square-Foot - NBHD 1014 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.7917	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	78,048.00 x .88 = 68,653	
Factor Value		
Adjustments	1.0000	
Lot Value	68,653	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,472 / 2,162
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,472
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	264,925 122.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	308,000 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	205,036
Lot Value	68,653
Indicated Value	273,689 126.59 Per SqFt
Agland Value	
Site Improvements	20,499
Total Value	294,188 136.07 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.06	Total Misc Impr	+ 17,412
Roofing Adj	+ 3.40	Garage Cost	+ 15,422
Subfloor Adj	+ -1.60	Total RCN	= 284,772
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 79,736
Plumbing Adj	+ 9.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,036
Adj Base Cost	= 116.53	Lot Value	+ 68,653
Total Area	x 2,162	Indicated Value	= 273,689
Adjusted Cost	= 251,938	Value Per SqFt	126.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	79639		159	159	26.43		4,202
PRCH	SLAB PORCH - COVERED	79640		292	292	26.01		7,595



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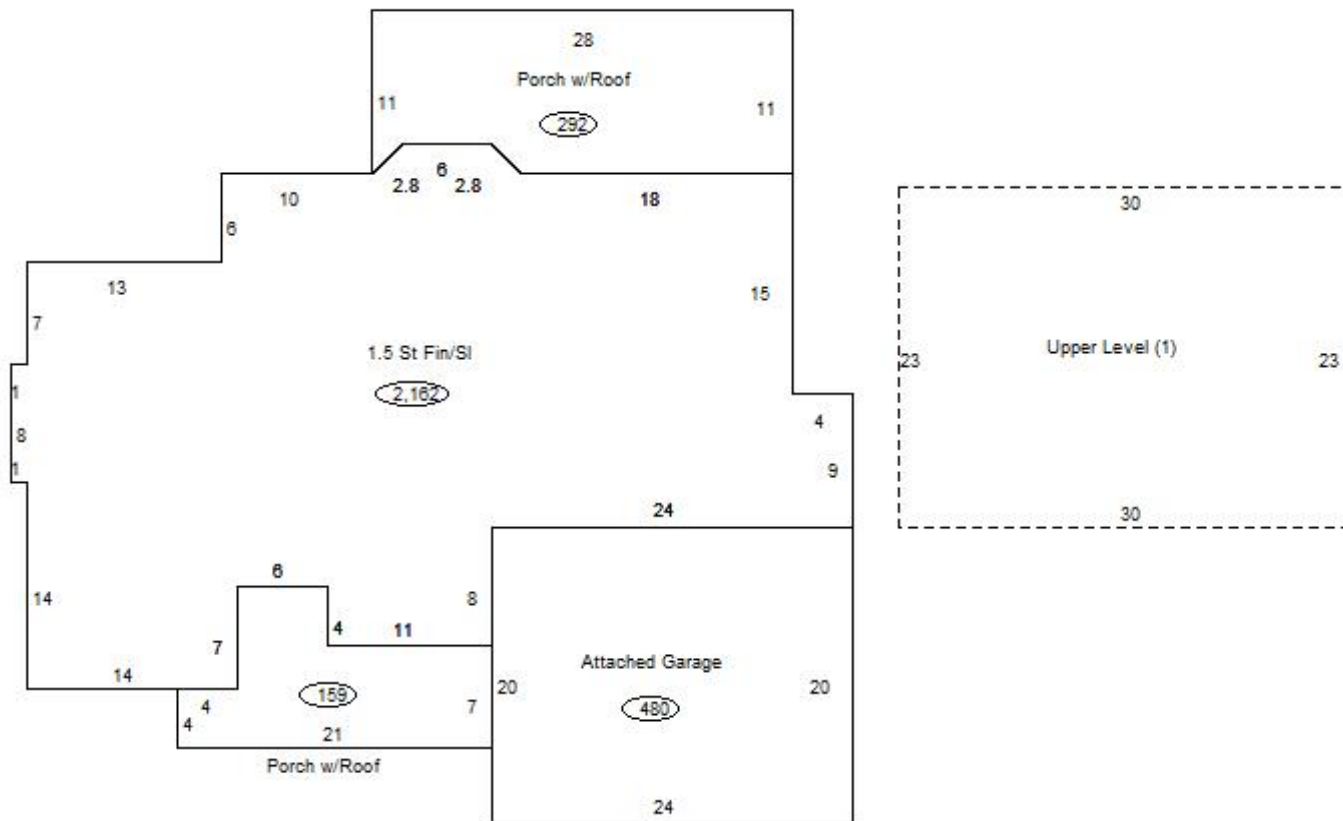
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Date 04/16/2026
 Time 23:12:43
 Page 3

Sketch Image

660058612



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,472	1.469	2,162
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	159	1.000	159
4	M	PRCH		13	SLBC	292	1.000	292
5	U	^UL		13	Upper Level (1)	690	1.000	690
Total Building Area						1,472		2,162



Rogers


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Date 04/16/2026
 Time 23:12:43
 Page 4

660058612

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x0			720
	Qual 2	Cond 3	Year 2014	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (29.97 x 720)	21,578	21,578	1,079	20,499