



# 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	660095013								
Parcel ID	000000-00-0-00334-002-0001								
Cadastral ID	36-21-14-02700								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	334519								
STEPHENS, JEFF & KELLY									
7075 N WILDERNESS TRL OWASSO OK 74055-0000									
Parcel Location									
Situs	07075 N WILDERNESS TRL								
Subdivision	GREYSTONE III AT STONE CANYON								
Lot/Block	0001 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	36 / 21 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25453546 -95.76798130									
GREYSTONE III AT STONE CANYON LOT 1 BLOCK 2.									
Building Permits									
Number	Description	Opened	Closed	Amount					
WP2014 03 30R15-POOL NO HEAT		03/2014	07/2014	40,000					
R2012 12 9 R14-NEW 2650 SQ FT		01/2013	07/2013	280,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SCHUH, GREGORY & ELIZABETH	05/12/2021	520,000	YES					
2689/207	FIELDS, NOLAN M III &	01/18/2018	450,000	YES					
2341/192	LONGHORN CONSTRUCTION LLC	07/09/2013	495,000	YES					
2292/232	C.A.B.O. DEVELOPMENT COMPANY LI	12/07/2012	84,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2022	Land Value	154,194	102,520	11%	11,277	Assessed	62,504 6,784.06	
Year Frozen	0	Improvements	465,698	465,698		51,227	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	619,892	568,218		62,504	Total Taxable	61,504 6,687.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095013	STEPHENS, JEFF & KELLY	7	609,124	1000	59,683	6,489.00		
2024	2024-660095013	STEPHENS, JEFF & KELLY	7	635,318	1000	57,916	6,405.00		
2023	2023-660095013	STEPHENS, JEFF & KELLY	7	520,000	1000	56,200	6,084.00		
2022	2022-660095013	STEPHENS, JEFF & KELLY	7	520,000	1000	56,200	6,323.00		
2021	2021-660095013	STEPHENS, JEFF & KELLY	7	476,431	1000	51,407	5,721.00		
2020	2020-660095013	SCHUH, GREGORY & ELIZABETH	7	468,860	1000	50,006	5,559.00		
2019	2019-660095013	SCHUH, GREGORY & ELIZABETH	7	450,183	1000	48,520	5,397.00		
2018	2018-660095013	SCHUH, GREGORY & ELIZABETH	7	462,793	1000	49,907	5,372.00		
2017	2017-660095013	FIELDS, NOLAN M III &	7	517,796	1000	55,958	6,076.00		
2016	2016-660095013	FIELDS, NOLAN M III &	7	505,149	1000	54,531	5,927.00		
2015	2015-660095013	FIELDS, NOLAN M III &	7	490,124	1000	52,914	5,788.00		
2014	2014-660095013	FIELDS, NOLAN M III &	7	504,040	1000	54,444	6,003.00		
2013	2013-660095013	FIELDS, NOLAN M III &	7	88,000	0	9,680	1,045.00		



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8137	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	35,447.00 x 4.35 = 154,194	
Factor Value		
Adjustments	1.0000	
Lot Value	154,194	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,858 / 3,401
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,858
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	940 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	581,312	170.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	770,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	447,398		
Lot Value	154,194		
Indicated Value	601,592	176.89	Per SqFt
Agland Value			
Site Improvements	18,300		
Total Value	619,892	182.27	Total Value Per SqFt

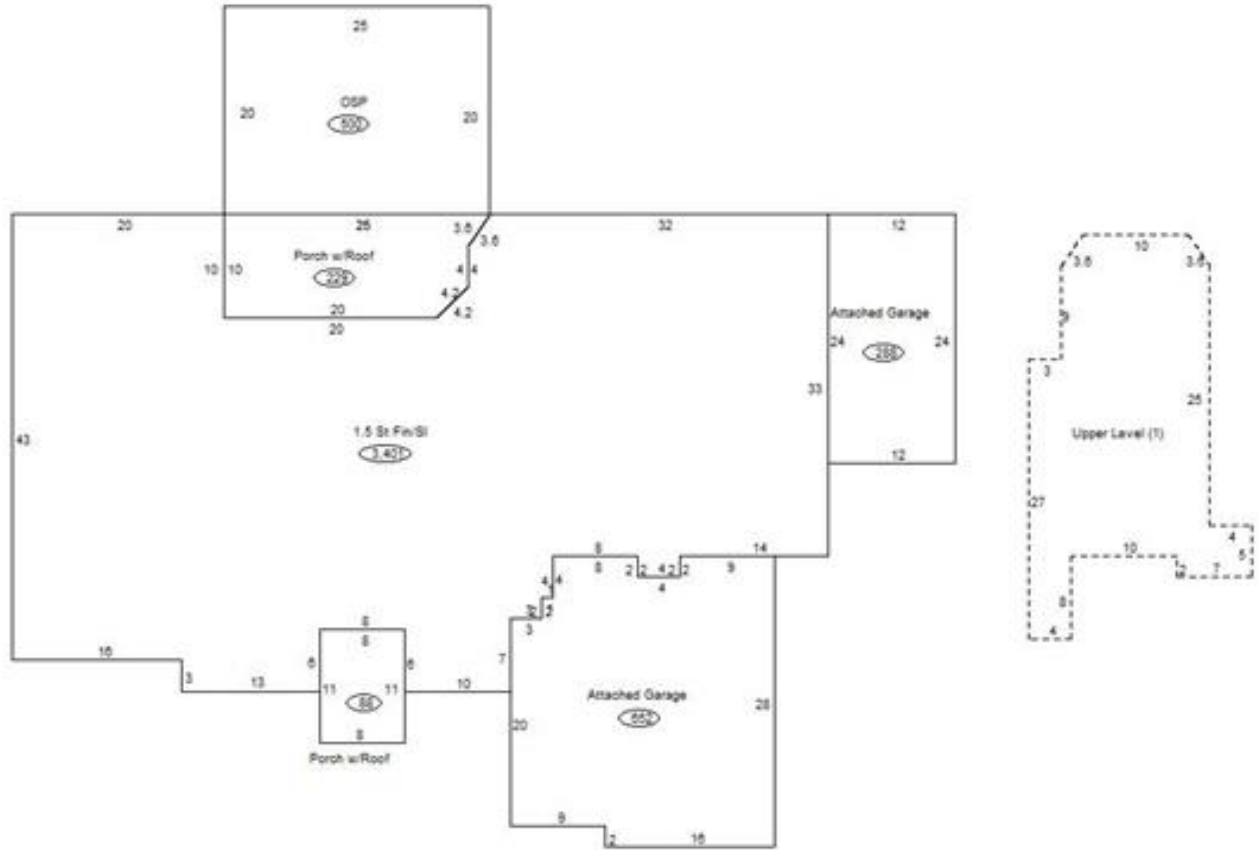
Cost Approach				Manual : 01/2025			
Base Cost	100.43	Total Misc Impr	+	30,139			
Roofing Adj	+ 4.79	Garage Cost	+	42,695			
Subfloor Adj	+ -3.67	Total RCN	=	497,109			
Heat/Cool Adj	+ 16.31	Depreciation ( 10%)	-	49,711			
Plumbing Adj	+ 6.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	447,398			
Adj Base Cost	= 124.75	Lot Value	+	154,194			
Total Area	x 3,401	Indicated Value	=	601,592			
Adjusted Cost	= 424,275	Value Per SqFt		176.89			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	117771		229	229	32.16		7,365
PRCH	SLAB PORCH - COVERED	117772	11x8		88	32.91		2,896
PATO	SLAB PORCH - OPEN	120564	25x20		500	10.78		5,390



Sketch Image

660095013



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/SI	2,858	1.190	3,401
2	U	^UL		13	Upper Level (1)	543	1.000	543
3	G	1		13	Attached Garage	652	1.000	652
4	M	PRCH		13	SLBC	229	1.000	229
5	M	PRCH		13	SLBC	88	1.000	88
6	G	1		13	Attached Garage	288	1.000	288
7	M	PATO		13	Open Slab	500	1.000	500
<b>Total Building Area</b>						<b>2,858</b>		<b>3,401</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2014	Eff Age 7	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	11,700	18,300