



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	660100775				<p>660100775_001.JPG 10/7/2025</p>				
Parcel ID	000000000-0000248-006-0003								
Cadastral ID	06-20-15-02290								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	336126								
HAMLETT, RANDALL & JEAN									
6164 N WATER WAY ST OWASSO OK 74055-0000									
Parcel Location									
Situs	06164 N WATER WAY ST								
Subdivision	DEER RUN AT STONE CANYON PHASE II								
Lot/Block	0003 / 0006	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: 36.24346646 -95.76027712									
LOT 3 BLOCK 6 DEER RUN AT STONE CANYON PHASE II									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20 000319	R22- NEW 2608 SQ FT SFR	08/2020	09/2021	215,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	10/06/2021	457,500	YES					
/	C.A.B.O. DEVELOPMENT COMPANY LI	08/26/2020	370,500	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2022	Land Value	117,558	115,867	11%	12,745	Assessed	54,991 5,106.46	
Year Frozen		Improvements	415,202	384,054		42,246	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	532,760	499,921		54,991	Total Taxable	53,991 5,014.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100775	HAMLETT, RANDALL & JEAN	20	490,427	1000	52,390	4,865.00		
2024	2024-660100775	HAMLETT, RANDALL & JEAN	20	501,185	1000	50,835	4,599.00		
2023	2023-660100775	HAMLETT, RANDALL & JEAN	20	457,500	1000	49,325	4,282.00		
2022	2022-660100775	HAMLETT, RANDALL & JEAN	20	457,500	1000	49,325	4,294.00		
2021	2021-660100775	EXECUTIVE HOMES LLC	20	76,500	0	8,415	740.00		
2020	2020-660100775	EXECUTIVE HOMES LLC	20	5,691	0	626	55.00		
2019	2019-660100775	C.A.B.O. DEVELOPMENT COMPANY LLC	20	5,691	0	626	56.00		
2018	2018-660100775	C.A.B.O. DEVELOPMENT COMPANY LLC	20	5,691	0	626	56.00		



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4947		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	21,547.00 x 5.46 = 117,558		
Factor Value			
Adjustments	1.0000		
Lot Value	117,558		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,675 / 2,675
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,675
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	764 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 3

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	416,119	155.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	552,490		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.73	Total Misc Impr	+ 20,416
Roofing Adj	+ 5.75	Garage Cost	+ 43,479
Subfloor Adj	+ -4.50	Total RCN	= 428,043
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,841
Plumbing Adj	+ 6.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 415,202
Adj Base Cost	= 136.13	Lot Value	+ 117,558
Total Area	x 2,675	Indicated Value	= 532,760
Adjusted Cost	= 364,148	Value Per SqFt	199.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,202		
Lot Value	117,558		
Indicated Value	532,760	199.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	532,760	199.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151701	28x13		364	31.74		11,553
PRCH	Slab Porch - Covered	151702	7x7		49	33.04		1,619
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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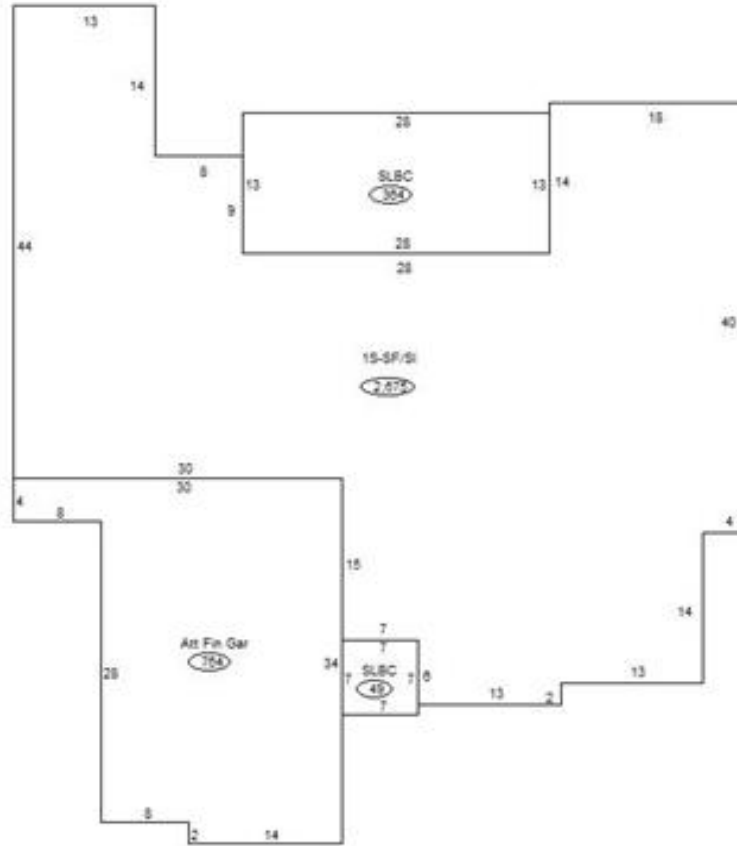
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Sketch Image

660100775



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,675	1.000	2,675
2	G	5		13	Att Fin Gar	764	1.000	764
3	M	PRCH		13	SLBC	364	1.000	364
4	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						2,675		2,675