



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:12:10  
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Assessment Data					Primary Image									
Account	660104319													
Parcel ID	000000-0-0-000637-003-0003													
Cadastral ID	10-21-14-08760													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	347911													
GACHES FAMILY TRUST														
PO BOX 1025 OWASSO OK 74055-0000														
Parcel Location														
Situs	15916 E 106TH PL N													
Subdivision	PRESTIGE POND													
Lot/Block	0003 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	10 / 21 / 14 / 5													
Neighborhood	1042 - R-V03-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.30849711 -95.79542333														
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>R21 000361</td> <td>R23- NEW 3445 SQ FT SFR</td> <td>09/2021</td> <td>08/2022</td> <td>361,200</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000361	R23- NEW 3445 SQ FT SFR	09/2021	08/2022	361,200
Number	Description	Opened	Closed	Amount										
R21 000361	R23- NEW 3445 SQ FT SFR	09/2021	08/2022	361,200										
LOT 3 BLOCK 3 PRESTIGE POND														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	POULTER, TIMOTHY BLAKE &	08/15/2025	636,000	YES					
					/	1ST CHOICE QUALITY BUILDERS LLC	09/13/2021	102,500	YES					
					/	PRESTIGE POND LLC	12/18/2020	169,000	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2026	Land Value	148,918	148,918	11%	16,381	Assessed	70,404	6,896.78					
Year Frozen		Improvements	491,117	491,117		54,023	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	640,035	640,035		70,404	Total Taxable	69,404	6,799.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660104319	GACHES FAMILY TRUST			3	543,688	0	12,431	1,218.00					
2024	2024-660104319	POULTER, TIMOTHY BLAKE &			3	546,391	0	11,839	1,137.00					
2023	2023-660104319	POULTER, TIMOTHY BLAKE &			3	102,500	0	11,275	1,057.00					
2022	2022-660104319	POULTER, TIMOTHY BLAKE &			3	102,500	0	11,275	1,105.00					
2021	2021-660104319	POULTER, TIMOTHY BLAKE &			3	85,000	0	9,350	905.00					



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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5101		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,220.00 x 4.21 = 93,571		
Factor Value			
Adjustments	1.5915		
Lot Value	148,918		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-9\IMG\_0029.JPG 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,042 / 3,042
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,042
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	504,659	165.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	596,160		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114,53	Total Misc Impr	+ 24,089
Roofing Adj	+ 6.01	Garage Cost	+ 54,603
Subfloor Adj	+ -4.36	Total RCN	= 506,306
Heat/Cool Adj	+ 17.38	Depreciation ( 3%)	- 15,189
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 491,117
Adj Base Cost	= 140.57	Lot Value	+ 148,918
Total Area	x 3,042	Indicated Value	= 640,035
Adjusted Cost	= 427,614	Value Per SqFt	210.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	491,117		
Lot Value	148,918		
Indicated Value	640,035	210.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	640,035	210.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	7,141.75		7,142
SHLT	STORM SHELTER AG	0		1	2023	0.00		
PRCH	Slab Porch - Covered	154533	342		342	35.06		11,991
PATO	Slab Porch - Open	154534	25x5		125	14.92		1,865
PRCH	Slab Porch - Covered	154535	85		85	36.36		3,091

