



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:06
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Assessment Data				Primary Image						
Account	660104489									
Parcel ID	00000-0-0-0000778-001-0004									
Cadastral ID	34-21-14-02140									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	344209									
RAJA, IMRAN										
1688 E PRESCOTT DR SANDY UT 84092-0000										
Parcel Location										
Situs	15701 E 75TH PL N									
Subdivision	STONE CREEK OF OWASSO									
Lot/Block	0004 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	34 / 21 / 14 / 5									
Neighborhood	1059 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.26372353 -95.79818820				Building Permits						
LOT 4 BLOCK 1 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount		
				R23 336X	R24 NEW SFR 1758 SQ FT	05/2023	09/2023	164,100		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SHAW HOMES INC	04/25/2024	328,000	YES	
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,958,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	91,380	91,380	11%	10,052	Assessed	37,268	3,650.77	
Year Frozen		Improvements	247,416	247,416		27,216	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	338,796	338,796		37,268	Total Taxable	37,268	3,651.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104489	RAJA, IMRAN		40	328,000	0	36,080	3,534.00		
2024	2024-660104489	RAJA, IMRAN		40	254,519	0	722	69.00		
2023	2023-660104489	SHAW HOMES INC		40	6,250	0	688	64.00		
2022	2022-660104489	SHAW HOMES INC		40	6,250	0	688	67.00		
2021	2021-660104489	STONE CREEK PROPERTIES LLC		40	6,250	0	688	67.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2159		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,404.00 x 5.30 = 49,841		
Factor Value			
Adjustments	1.8334		
Lot Value	91,380		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	1,807 / 1,807
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,807
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	247,416		
Lot Value	91,380		
Indicated Value	338,796	187.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	338,796	187.49	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.12	Total Misc Impr	+ 18,242
Roofing Adj	+ 4.80	Garage Cost	+ 0
Subfloor Adj	+ -2.30	Total RCN	= 252,465
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,049
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 247,416
Adj Base Cost	= 129.62	Lot Value	+ 91,380
Total Area	x 1,807	Indicated Value	= 338,796
Adjusted Cost	= 234,223	Value Per SqFt	187.49

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158106	119		119	26.55		3,159
PRCH	Slab Porch - Covered	158108	409		409	25.65		10,491
PRCH	Slab Porch - Covered	158109	174		174	26.39		4,592



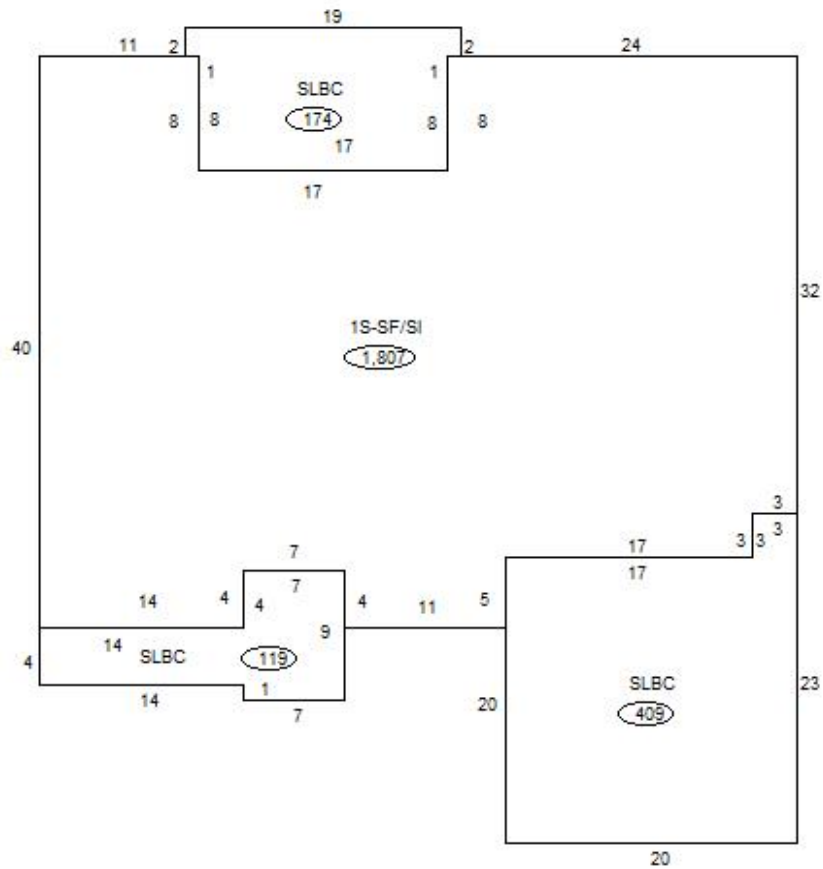
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Sketch Image

660104489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	119	1.000	119
2	R	1	Slab	13	1S-SF/SI	1,807	1.000	1,807
3	M	PRCH		13	SLBC	409	1.000	409
4	M	PRCH		13	SLBC	174	1.000	174
Total Building Area						1,807		1,807