



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:15:08  
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Assessment Data				Primary Image					
Account	660104490			No Image On File					
Parcel ID	00000-0-0-0000778-001-0005								
Cadastral ID	34-21-14-02150								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	346438								
JANDA, FABIAN									
7514 N 157TH E CT OWASSO OK 74055-0000									
<b>Parcel Location</b>									
Situs	07514 N 157TH E CT								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 21 / 14 / 5								
Neighborhood	1059 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.26365712 -95.79848632				<b>Building Permits</b>					
LOT 5 BLOCK 1 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount	
				R24 618	NEW SFR 1885 SQ FT	07/2024	12/2024	173,250	
<b>Exemptions</b>				<b>Sale History</b>					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D.R. HORTON -TULSA LLC	02/04/2025	335,000	15
					/	SHAW HOMES OKLAHOMA INC	12/17/2024	3,711,000	WB
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2026	Land Value	76,266	76,266	11%	8,389	Assessed	37,086	3,632.94
Year Frozen		Improvements	260,885	260,885		28,697	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	337,151	337,151		37,086	Total Taxable	37,086	3,633.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660104490	JANDA, FABIAN			40	128,787	0	14,167	1,388.00
2024	2024-660104490	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	66.00
2023	2023-660104490	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	64.00
2022	2022-660104490	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00
2021	2021-660104490	STONE CREEK PROPERTIES LLC			40	6,250	0	688	67.00



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Lot Data		Square-Foot - NBHD 1059 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.2975				
Topography					
Street Access					
Utilities					
Amenities			0		
			0		
Method	Square-Foot				
Base Lot Value	12,959.00 x 5.30 = 68,683				
Factor Value					
Adjustments	1.1104				
Lot Value	76,266				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,865 / 1,865
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,865
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	410 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	

Cost Approach		Manual : 01/2025	
Base Cost	107.44	Total Misc Impr	+ 8,772
Roofing Adj	+ 4.77	Garage Cost	+ 17,318
Subfloor Adj	+ -2.27	Total RCN	= 266,209
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,324
Plumbing Adj	+ 6.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 260,885
Adj Base Cost	= 128.75	Lot Value	+ 76,266
Total Area	x 1,865	Indicated Value	= 337,151
Adjusted Cost	= 240,119	Value Per SqFt	180.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,885		
Lot Value	76,266		
Indicated Value	337,151	180.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	337,151	180.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161673	11x4		44	26.79		1,179
PRCH	Porch	161674	15x6		90	26.65		2,399
FPPF	Fireplace - Prefabricated			2024	1	5,194.00		5,194

