



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:10
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Assessment Data				Primary Image							
Account	660104491										
Parcel ID	00000-0-0-0000778-001-0006										
Cadastral ID	34-21-14-02160										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	4								
Tax Area	40 - OWASSO CITY										
Name ID	341034										
WINDERS, DANIEL											
7512 N 157TH E CT OWASSO OK 74055-0000											
Parcel Location											
Situs	07512 N 157TH E CT										
Subdivision	STONE CREEK OF OWASSO										
Lot/Block	0006 / 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: 36.26340796 -95.79852705				Building Permits							
LOT 6 BLOCK 1 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount			
				R22 314	R23 NEW SFR 1898 SQ FT	04/2022	10/2022	104,390			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
H	Homestead	Yes	1,000	1,000	/	SHAW HOMES INC	03/15/2023	340,000	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	2024	Land Value	50,446	50,446	11%	5,549	Assessed	33,365	3,268.44		
Year Frozen		Improvements	257,233	252,876		27,816	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00		
TIF Project ID	0	Total Value	307,679	303,322		33,365	Total Taxable	32,365	3,170.00		
Assessment History											
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660104491	WINDERS, DANIEL		40	294,488	1000	31,394	3,075.00			
2024	2024-660104491	WINDERS, DANIEL		40	340,276	1000	36,430	3,500.00			
2023	2023-660104491	WINDERS, DANIEL		40	140,180	0	15,420	1,445.00			
2022	2022-660104491	SHAW HOMES INC		40	6,250	0	688	67.00			
2021	2021-660104491	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	0.2053		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,943.00 x 5.30 = 47,398		
Factor Value			
Adjustments	1.0643		
Lot Value	50,446		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,763 / 1,763
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,763
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 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	
Adusted R	0.8445		
Indicated Value	271,908	154.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	313,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.32	Total Misc Impr	+	10,678			
Roofing Adj	+ 5.52	Garage Cost	+	19,627			
Subfloor Adj	+ -3.55	Total RCN	=	265,189			
Heat/Cool Adj	+ 14.47	Depreciation (3%)	-	7,956			
Plumbing Adj	+ 7.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	257,233			
Adj Base Cost	= 133.23	Lot Value	+	50,446			
Total Area	x 1,763	Indicated Value	=	307,679			
Adjusted Cost	= 234,884	Value Per SqFt		174.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,233		
Lot Value	50,446		
Indicated Value	307,679	174.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	307,679	174.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155494	20x6		120	29.13		3,496
PRCH	Slab Porch - Covered	155495	7x6		42	29.40		1,235
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947



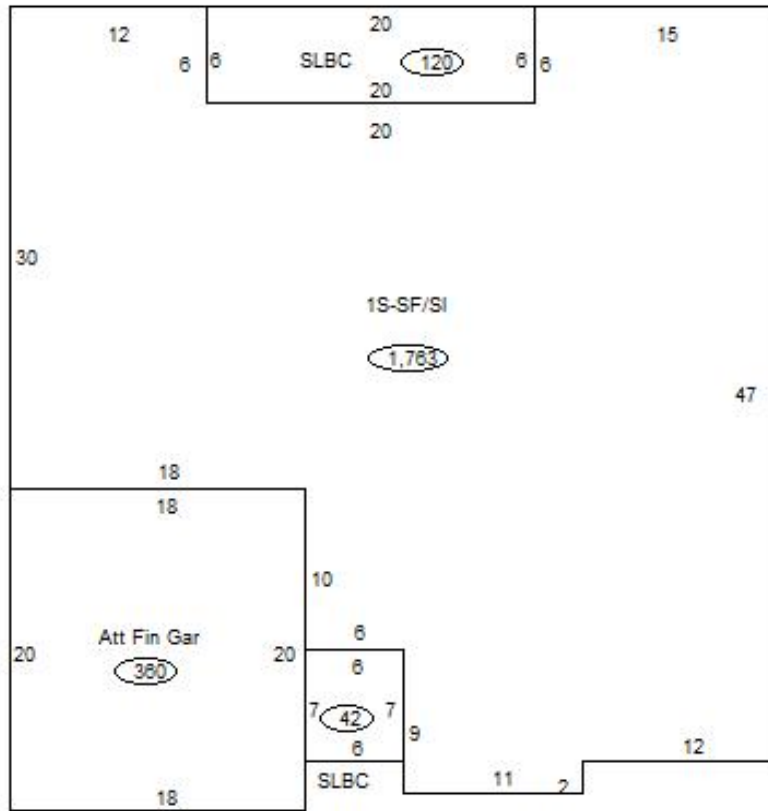
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Sketch Image

660104491



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,763	1.000	1,763
2	G	5		13	Att Fin Gar	360	1.000	360
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,763		1,763