



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660104493 <b>Parcel ID</b> 00000-0-0-0000778-001-0008 <b>Cadastral ID</b> 34-21-14-02180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 341308 SPENDLOW, CAROLINE  7508 N 157TH E CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07508 N 157TH E CT <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2022-11-22\IMG_0009.JPG 11/30/2022</p>															
<b>Legal Description</b> Lat/Long: 36.26300099 -95.79841530				<b>Building Permits</b>															
LOT 8 BLOCK 1 STONE CREEK OF OWASSO				<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>R22 313</td> <td>R23 NEW SFR 2227 SQ FT</td> <td>04/2022</td> <td>11/2022</td> <td>122,485</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 313	R23 NEW SFR 2227 SQ FT	04/2022	11/2022	122,485
Number	Description	Opened	Closed	Amount															
R22 313	R23 NEW SFR 2227 SQ FT	04/2022	11/2022	122,485															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	SHAW HOMES INC	04/19/2023	383,000	19										
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,958,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	43,052	43,052	11%	4,736	<b>Assessed</b>	33,497										
<b>Year Frozen</b>			<b>Improvements</b>	261,465	261,465		28,761	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	304,517	304,517		33,497	<b>Total Taxable</b>	33,497										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104493	SPENDLOW, CAROLINE			40	291,947	0	32,114	3,146.00										
2024	2024-660104493	SPENDLOW, CAROLINE			40	334,136	0	36,755	3,531.00										
2023	2023-660104493	SPENDLOW, CAROLINE			40	296,171	0	32,579	3,053.00										
2022	2022-660104493	SHAW HOMES INC			40	6,250	0	688	67.00										
2021	2021-660104493	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	0.1865		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,123.00 x 5.30 = 43,052		
Factor Value			
Adjustments	1.0000		
Lot Value	43,052		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,469 / 2,128
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,469
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	400 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	280,721	131.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	292,990		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.53	Total Misc Impr	+ 8,532
Roofing Adj	+ 3.45	Garage Cost	+ 17,024
Subfloor Adj	+ -1.62	Total RCN	= 269,552
Heat/Cool Adj	+ 12.64	Depreciation ( 3%)	- 8,087
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 261,465
Adj Base Cost	= 114.66	Lot Value	+ 43,052
Total Area	x 2,128	Indicated Value	= 304,517
Adjusted Cost	= 243,996	Value Per SqFt	143.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,465		
Lot Value	43,052		
Indicated Value	304,517	143.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	304,517	143.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155907	8x5		40	26.80		1,072
PRCH	Slab Porch - Covered	155908	17x5		85	26.66		2,266
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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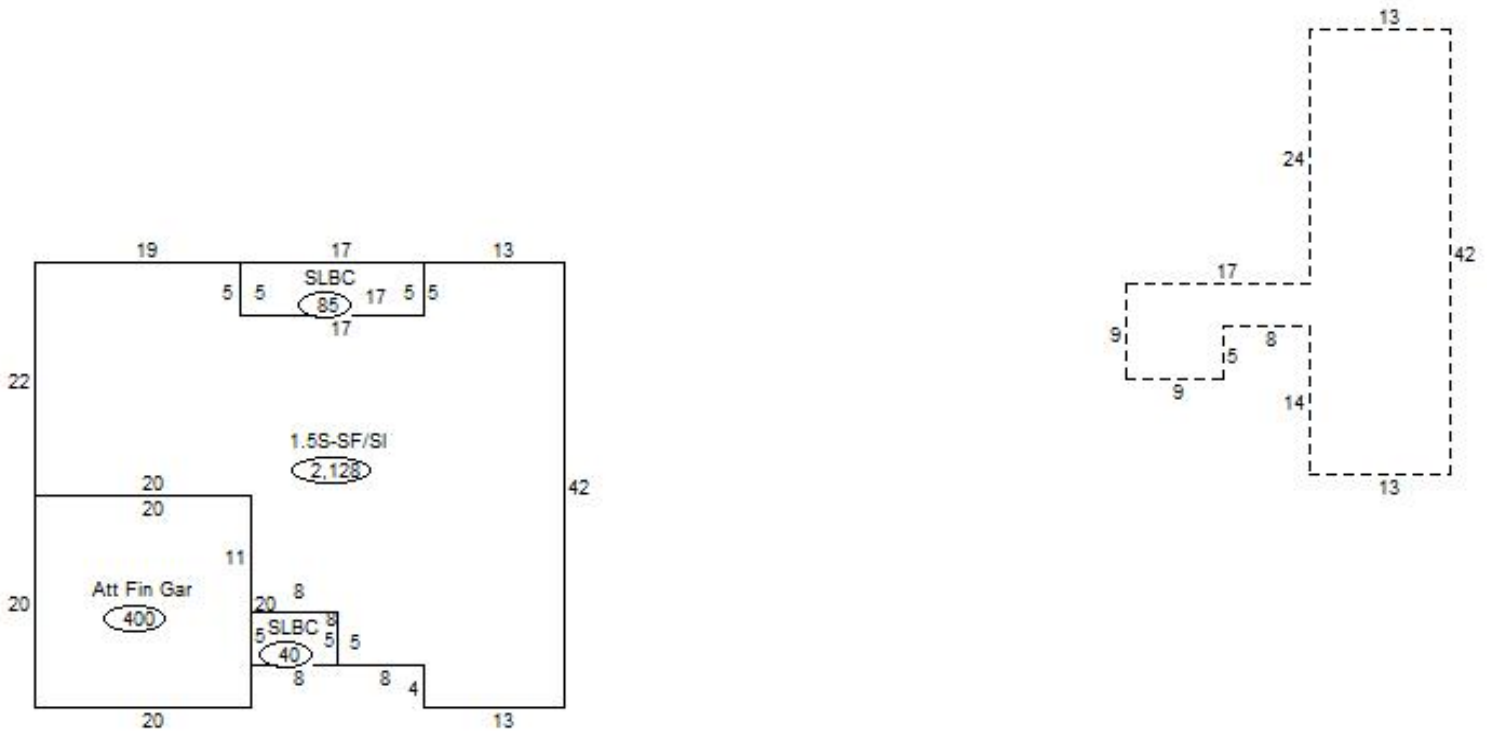
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### Sketch Image

660104493



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,469	1.449	2,128
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	SLBC	40	1.000	40
4	M	PRCH		20	SLBC	85	1.000	85
5	U	^UL		20	Upper Level (1)	659	1.000	659
<b>Total Building Area</b>						1,469		2,128