




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:36
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Assessment Data				Primary Image							
Account	660104505			 <p>660104505_001.JPG 12/19/2024</p>							
Parcel ID	00000-0-0-0000778-001-0020										
Cadastral ID	34-21-14-02300										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	4								
Tax Area	40 - OWASSO CITY										
Name ID	345658										
COKER, ALISSA MARIE & ANDRES CRUZ											
15902 E 75TH ST N OWASSO OK 74055-0000											
Parcel Location											
Situs	15902 E 75TH ST N										
Subdivision	STONE CREEK OF OWASSO										
Lot/Block	0020 / 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: 36.26237651 -95.79645169			Building Permits							
LOT 20 BLOCK 1 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount			
				R24 426	NEW SFR 1758 SQ FT	05/2024	12/2024	164,100			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	SHAW HOMES OKLAHOMA INC	10/24/2024	355,000	YES		
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax		
Remove Cap	2025	Land Value	109,655	109,655	11%	12,062	Assessed	39,957	3,914.19		
Year Frozen		Improvements	253,588	253,588		27,895	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	363,243	363,243		39,957	Total Taxable	39,957	3,914.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104505	COKER, ALISSA MARIE &			40	355,000	0	39,050	3,825.00		
2024	2024-660104505	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	66.00		
2023	2023-660104505	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	64.00		
2022	2022-660104505	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00		
2021	2021-660104505	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	0.1852		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,067.00 x 5.30 = 42,755		
Factor Value			
Adjustments	2.5647		
Lot Value	109,655		



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	1,816 / 1,816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,816
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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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	108.00	Total Misc Impr	+ 6,267
Roofing Adj	+ 4.80	Garage Cost	+ 17,378
Subfloor Adj	+ -2.30	Total RCN	= 258,763
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,175
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 253,588
Adj Base Cost	= 129.47	Lot Value	+ 109,655
Total Area	x 1,816	Indicated Value	= 363,243
Adjusted Cost	= 235,118	Value Per SqFt	200.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,588		
Lot Value	109,655		
Indicated Value	363,243	200.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	363,243	200.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161686	116		116	26.56		3,081
PRCH	Porch	161687	15x8		120	26.55		3,186



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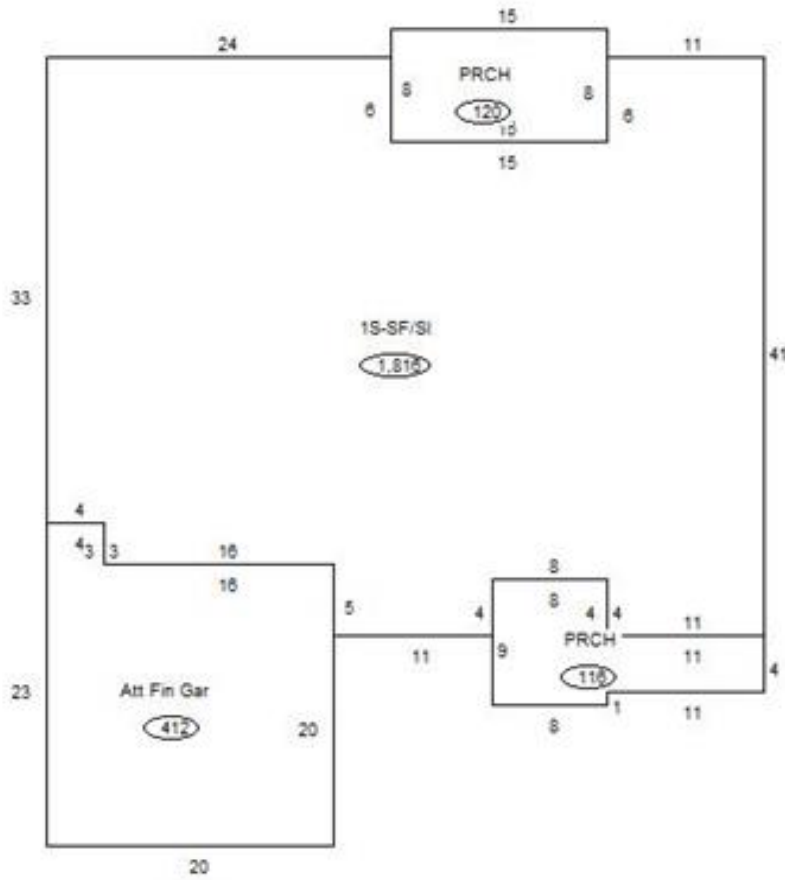
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Sketch Image

660104505



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,816	1.000	1,816
2	G	5		13	Att Fin Gar	412	1.000	412
3	M	PRCH		13	PRCH	116	1.000	116
4	M	PRCH		13	PRCH	120	1.000	120
Total Building Area						1,816		1,816