



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:55
Page 1

Assessment Data				Primary Image						
Account	660104513									
Parcel ID	00000-0-0-0000778-002-0002									
Cadastral ID	34-21-14-02380									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	347131									
DURAN, RICHARD ROCKY										
15809 E 75TH PL N OWASSO OK 74055-0000										
Parcel Location										
Situs	15809 E 75TH PL N									
Subdivision	STONE CREEK OF OWASSO									
Lot/Block	0002 / 0002	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: 36.26369480 -95.79675189				Building Permits						
LOT 2 BLOCK 2 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount		
				R22 115	R23 NEW SFR 2125 SQ FT	08/2022	10/2022	151,910		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON -TULSA LLC	03/28/2025	385,500	YES	
					/	SHAW HOMES OKLAHOMA INC	12/17/2024	3,711,000	WB	
					/	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	2026	Land Value	107,496	107,496	11%	11,825	Assessed	42,641	4,177.11	
Year Frozen		Improvements	280,142	280,142		30,816	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	387,638	387,638		42,641	Total Taxable	42,641	4,177.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104513	DURAN, RICHARD ROCKY		40	316,767	0	34,844	3,413.00		
2024	2024-660104513	SHAW HOMES INC		40	291,554	0	13,699	1,316.00		
2023	2023-660104513	SHAW HOMES INC		40	118,602	0	13,047	1,223.00		
2022	2022-660104513	SHAW HOMES INC		40	6,250	0	688	67.00		
2021	2021-660104513	STONE CREEK PROPERTIES LLC		40	6,250	0	688	67.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:15:56
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2172		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,460.00 x 5.30 = 50,138		
Factor Value			
Adjustments	2.1440		
Lot Value	107,496		



\\tsclient\T\ROB STUFF\2022-10-5\IMG_0009.JPG 10/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,985 / 1,985
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,985
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	590 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	287,174	144.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	301,230		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.60	Total Misc Impr	+ 10,923
Roofing Adj	+ 4.71	Garage Cost	+ 22,691
Subfloor Adj	+ -2.20	Total RCN	= 288,806
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 8,664
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 280,142
Adj Base Cost	= 128.56	Lot Value	+ 107,496
Total Area	x 1,985	Indicated Value	= 387,638
Adjusted Cost	= 255,192	Value Per SqFt	195.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,142		
Lot Value	107,496		
Indicated Value	387,638	195.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	387,638	195.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155502	15x8		120	26.55		3,186
PRCH	Slab Porch - Covered	155503	12x5		60	26.74		1,604
PRCH	Slab Porch - Covered	155504	7x5		35	26.82		939
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



Rogers

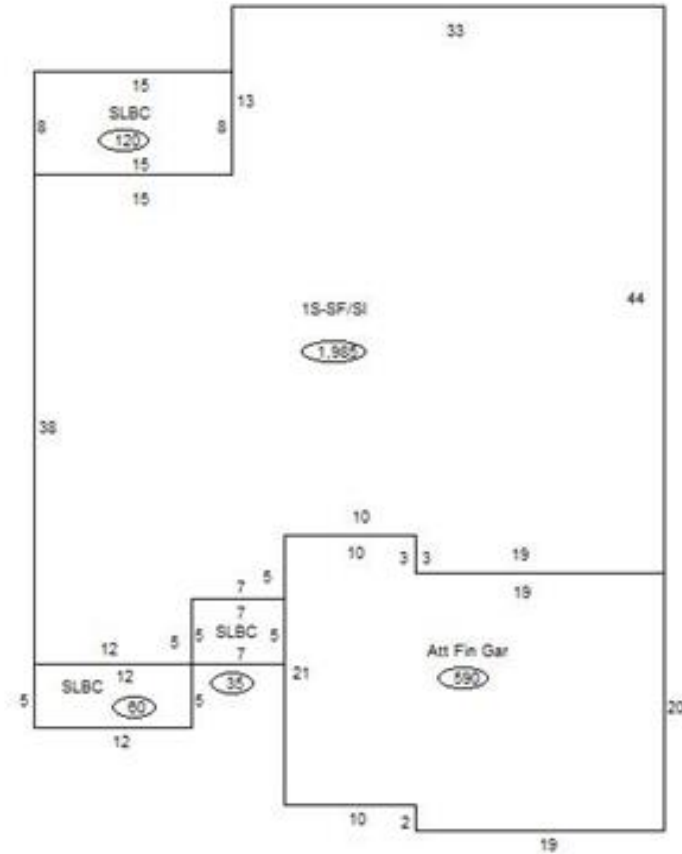
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:15:56
 Page 3

Sketch Image

660104513



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,985	1.000	1,985
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	35	1.000	35
5	G	5		13	Att Fin Gar	590	1.000	590
Total Building Area						1,985		1,985