



# 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> 660104524 <b>Parcel ID</b> 00000-0-0-0000778-003-0001 <b>Cadastral ID</b> 34-21-14-02490 <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> 342496 LOVELL, TODD & EMILY REVOCABLE TRUST  15704 E 75TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15704 E 75TH PL N <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0001 / 0003 <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\2023-3-7\IMG_0021.JPG 3/7/2023</p>				
<b>Legal Description</b> Lat/Long: 36.26317854 -95.79787853									
LOT 1 BLOCK 3 STONE CREEK OF OWASSO					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R22	R23 NEW SFR	10/2022	03/2023	
<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>
H	Homestead	Yes	1,000	1,000	/	SHAW HOMES OKLAHOMA INC	09/07/2023	393,500	YES
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	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>
Remove Cap	2024	<b>Land Value</b>	60,279	60,279	11%	6,631	<b>Assessed</b>	38,466	3,768.13
Year Frozen		<b>Improvements</b>	293,125	289,408		31,835	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00
TIF Project ID	0	<b>Total Value</b>	353,404	349,687		38,466	<b>Total Taxable</b>	37,466	3,670.00
<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	2025-660104524	LOVELL, TODD & EMILY			40	339,502	1000	36,346	3,560.00
2024	2024-660104524	LOVELL, TODD MARTIN &			40	393,519	1000	42,287	4,063.00
2023	2023-660104524	LOVELL, TODD MARTIN &			40	6,250	0	688	64.00
2022	2022-660104524	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00
2021	2021-660104524	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	0.2167		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,440.00 x 5.30 = 50,032		
Factor Value			
Adjustments	1.2048		
Lot Value	60,279		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,856 / 2,298
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,856
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	293,125		
Lot Value	60,279		
Indicated Value	353,404	153.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	353,404	153.79	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.61	Total Misc Impr	+ 9,355
Roofing Adj	+ 3.86	Garage Cost	+ 20,840
Subfloor Adj	+ -1.84	Total RCN	= 299,107
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,982
Plumbing Adj	+ 6.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 293,125
Adj Base Cost	= 117.02	Lot Value	+ 60,279
Total Area	x 2,298	Indicated Value	= 353,404
Adjusted Cost	= 268,912	Value Per SqFt	153.79

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156546	12x6		72	26.70		1,922
PRCH	Slab Porch - Covered	156547	12x7		84	26.66		2,239
FPPF	Fireplace - Prefabricated			1 2023	1	5,194.00		5,194



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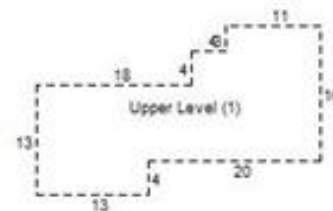
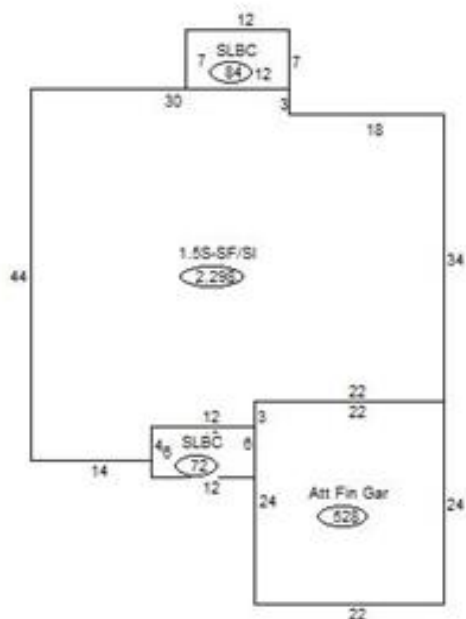
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### Sketch Image

660104524



### 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	1,856	1.238	2,298
2	U	^UL		20	Upper Level (1)	442	1.000	442
3	G	5		20	Att Fin Gar	528	1.000	528
4	M	PRCH		20	SLBC	72	1.000	72
5	M	PRCH		20	SLBC	84	1.000	84
<b>Total Building Area</b>						<b>1,856</b>		<b>2,298</b>