



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | Primary Image | | | | | | |
|---|----------------------------|----------------------------|------------------|------------------------------------|--------------------|----------------------------|----------------------|----------------------|--------------------|--|
| Account | 660104526 | | | <p>660104526_001.JPG 3/19/2025</p> | | | | | | |
| Parcel ID | 00000-0-0-0000778-003-0003 | | | | | | | | | |
| Cadastral ID | 34-21-14-02510 | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | |
| Property Class | URP | VI Area | 4 | | | | | | | |
| Tax Area | 40 - OWASSO CITY | | | | | | | | | |
| Name ID | 347071 | | | | | | | | | |
| GUFFEY, EMILY FAITH & BLAKE CHRISTIAN | | | | | | | | | | |
| 15712 E 75TH PL N OWASSO OK 74055-0000 | | | | | | | | | | |
| Parcel Location | | | | | | | | | | |
| Situs | 15712 E 75TH PL N | | | | | | | | | |
| Subdivision | STONE CREEK OF OWASSO | | | | | | | | | |
| Lot/Block | 0003 / 0003 | 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: 36.26320340 -95.79745720 | | | | Building Permits | | | | | | |
| LOT 3 BLOCK 3 STONE CREEK OF OWASSO | | | | Number | Description | Opened | Closed | Amount | | |
| | | | | R24 904X | NEW SFR 1898 SQ FT | 10/2024 | 03/2025 | 173,550 | | |
| Exemptions | | | | Sale History | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | |
| | | | | | / | D.R. HORTON -TULSA LLC | 04/14/2025 | 355,000 | 15 | |
| | | | | | / | 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 | 101,745 | 101,745 | 11% | 11,192 | Assessed | 22,335 | 2,187.94 | |
| Year Frozen | | Improvements | 101,304 | 101,304 | | 11,143 | Penalty | 0 | | |
| Uncapped Value | 101,304 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | |
| TIF Project ID | 0 | Total Value | 203,049 | 203,049 | | 22,335 | Total Taxable | 22,335 | 2,188.00 | |
| Assessment History | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660104526 | GUFFEY, EMILY FAITH & | | | 40 | 46,608 | 0 | 5,127 | 502.00 | |
| 2024 | 2024-660104526 | SHAW HOMES INC | | | 40 | 6,250 | 0 | 688 | 66.00 | |
| 2023 | 2023-660104526 | SHAW HOMES INC | | | 40 | 6,250 | 0 | 688 | 64.00 | |
| 2022 | 2022-660104526 | SHAW HOMES INC | | | 40 | 6,250 | 0 | 688 | 67.00 | |
| 2021 | 2021-660104526 | 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 | 0.2019 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 8,794.00 x 5.30 = 46,608 | | |
| Factor Value | | | |
| Adjustments | 2.1830 | | |
| Lot Value | 101,745 | | |



| 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 | 1,825 / 1,825 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,825 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 400 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2025 / 1 |

660104526_001.JPG 3/19/2025

| 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 | 107.49 | Total Misc Impr | + 3,497 |
| Roofing Adj | + 4.79 | Garage Cost | + 17,024 |
| Subfloor Adj | + -2.29 | Total RCN | = 255,818 |
| Heat/Cool Adj | + 12.64 | Depreciation (1%) | - 2,558 |
| Plumbing Adj | + 6.30 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 253,260 |
| Adj Base Cost | = 128.93 | Lot Value | + 101,745 |
| Total Area | x 1,825 | Indicated Value | = 355,005 |
| Adjusted Cost | = 235,297 | Value Per SqFt | 194.52 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 253,260 | | |
| Lot Value | 101,745 | | |
| Indicated Value | 355,005 | 194.52 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 355,005 | 194.52 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 169083 | 7x6 | | 42 | 26.80 | | 1,126 |
| PATC | Patio - Covered | 169084 | 20x6 | | 120 | 19.76 | | 2,371 |



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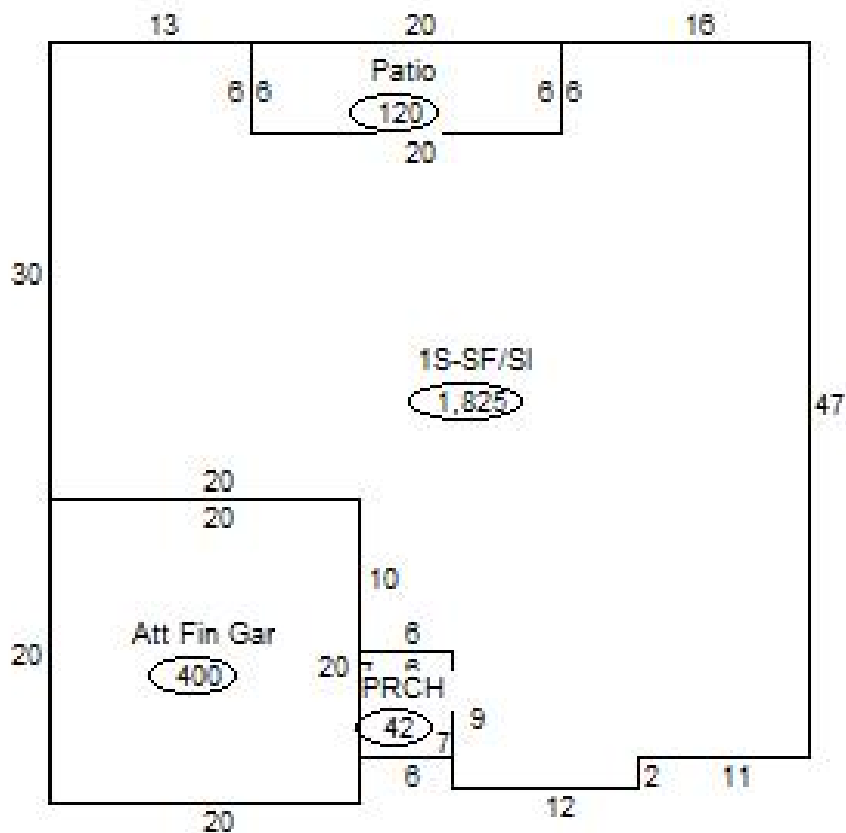
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 1,825 | 1.000 | 1,825 |
| 2 | G | 5 | | 20 | Att Fin Gar | 400 | 1.000 | 400 |
| 3 | M | PRCH | | 20 | PRCH | 42 | 1.000 | 42 |
| 4 | M | PATC | | 20 | Patio | 120 | 1.000 | 120 |
| Total Building Area | | | | | | 1,825 | | 1,825 |