




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:16:23
Page 1

Assessment Data					Primary Image																													
Account	660104527				 <p>660104527_001.JPG 8/28/2024</p>																													
Parcel ID	00000-0-0-0000778-003-0004																																	
Cadastral ID	34-21-14-02520																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area	4																															
Tax Area	40 - OWASSO CITY																																	
Name ID	345012																																	
BLUE J PROPERTIES LLC																																		
8118 E GREELEY PL BROKEN ARROW OK 74014-0000																																		
Parcel Location																																		
Situs	15804 E 75TH PL N																																	
Subdivision	STONE CREEK OF OWASSO																																	
Lot/Block	0004 / 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: 36.26324046 -95.79733497																																		
LOT 4 BLOCK 3 STONE CREEK OF OWASSO																																		
Building Permits																																		
<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>R24 310X</td><td>NEW SFR 2046 SQ FT</td><td>06/2024</td><td>08/2024</td><td>190,275</td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 310X	NEW SFR 2046 SQ FT	06/2024	08/2024	190,275																				
Number	Description	Opened	Closed	Amount																														
R24 310X	NEW SFR 2046 SQ FT	06/2024	08/2024	190,275																														
Exemptions																																		
Sale History																																		
<table border="1"> <thead> <tr> <th>Code</th><th>Type</th><th>Active</th><th>Maximum</th><th>Exemption</th><th>Bk/Pg</th><th>Grantor</th><th>Date</th><th>Price</th><th>Code</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td><td>/</td><td>SHAW HOMES OKLAHOMA INC</td><td>08/16/2024</td><td>240,000</td><td>19</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>/</td><td>STONE CREEK PROPERTIES LLC</td><td>02/14/2022</td><td>2,842,000</td><td>WB</td></tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						/	SHAW HOMES OKLAHOMA INC	08/16/2024	240,000	19						/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					/	SHAW HOMES OKLAHOMA INC	08/16/2024	240,000	19																									
					/	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	84,251	84,251	11%	9,268	Assessed	38,281	3,750.01																									
Year Frozen		Improvements	263,752	263,752		29,013	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	348,003	348,003		38,281	Total Taxable	38,281	3,750.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660104527	BLUE J PROPERTIES LLC			40	339,598	0	37,356	3,659.00																									
2024	2024-660104527	BLUE J PROPERTIES LLC			40	6,250	0	688	66.00																									
2023	2023-660104527	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	64.00																									
2022	2022-660104527	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00																									
2021	2021-660104527	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 10:16:24
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2014		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,771.00 x 5.30 = 46,486		
Factor Value			
Adjustments	1.8124		
Lot Value	84,251		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	1,968 / 1,968
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	427 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	

Cost Approach Manual : 01/2025

Base Cost	105.39	Total Misc Impr	+	2,613
Roofing Adj	+ 4.71	Garage Cost	+	17,806
Subfloor Adj	+ -2.21	Total RCN	=	269,135
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,383
Plumbing Adj	+ 5.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	263,752
Adj Base Cost	= 126.38	Lot Value	+	84,251
Total Area	x 1,968	Indicated Value	=	348,003
Adjusted Cost	= 248,716	Value Per SqFt		176.83

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	263,752		
Lot Value	84,251		
Indicated Value	348,003	176.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	348,003	176.83	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	160852	15x6		90	20.09		1,808
PRCH	Porch	160853	6x5		30	26.84		805



Rogers

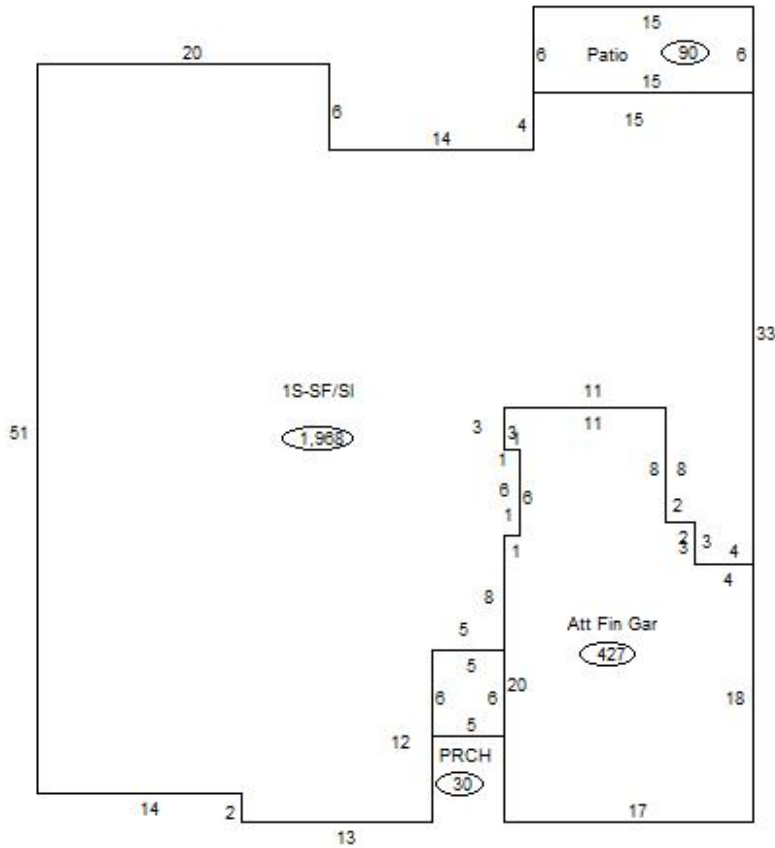
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:16:24
 Page 3

Sketch Image

660104527



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,968	1.000	1,968
2	M	PATC		13	Patio	90	1.000	90
3	M	PRCH		13	PRCH	30	1.000	30
4	G	5		13	Att Fin Gar	427	1.000	427
Total Building Area						1,968		1,968