



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:16:40
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Assessment Data					Primary Image				
Account	660104535				No Image On File				
Parcel ID	00000-0-0-0000778-003-0012								
Cadastral ID	34-21-14-02600								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	346172								
MARCELLA, JOSEPH & ADRIANA									
15918 E 75TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	15918 E 75TH PL N								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0012 / 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: 36.26322691 -95.79548187									
Building Permits									
LOT 12 BLOCK 3 STONE CREEK OF OWASSO									
		Number	Description	Opened	Closed	Amount			
		R24 806X	NEW SFR 2125 SQ FT	09/2024	12/2024	207,150			
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	D.R. HORTON -TULSA LLC	01/10/2025	397,000	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	108,954	108,954	11%	11,985	Assessed	43,671	4,278.01
Year Frozen		Improvements	288,055	288,055		31,686	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	397,009	397,009		43,671	Total Taxable	42,671	4,180.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104535	MARCELLA, JOSEPH & ADRIANA	40	397,000	0	43,670	4,278.00		
2024	2024-660104535	SHAW HOMES INC	40	6,250	0	688	66.00		
2023	2023-660104535	SHAW HOMES INC	40	6,250	0	688	64.00		
2022	2022-660104535	SHAW HOMES INC	40	6,250	0	688	67.00		
2021	2021-660104535	STONE CREEK PROPERTIES LLC	40	6,250	0	688	67.00		



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1837	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,003.00 x 5.30 = 42,416	
Factor Value		
Adjustments	2.5687	
Lot Value	108,954	

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	2,078 / 2,078
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,078
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	610 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	104.92	Total Misc Impr	+ 5,729
Roofing Adj	+ 4.65	Garage Cost	+ 23,302
Subfloor Adj	+ -2.19	Total RCN	= 293,934
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,879
Plumbing Adj	+ 7.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 288,055
Adj Base Cost	= 127.48	Lot Value	+ 108,954
Total Area	x 2,078	Indicated Value	= 397,009
Adjusted Cost	= 264,903	Value Per SqFt	191.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,055		
Lot Value	108,954		
Indicated Value	397,009	191.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	397,009	191.05	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	161668	7x5		35	26.82	939
PRCH	Porch	161669	12x5		60	26.74	1,604
PRCH	Porch	161670	15x8		120	26.55	3,186
FPPF	Fireplace - Prefabricated					5,194.00	



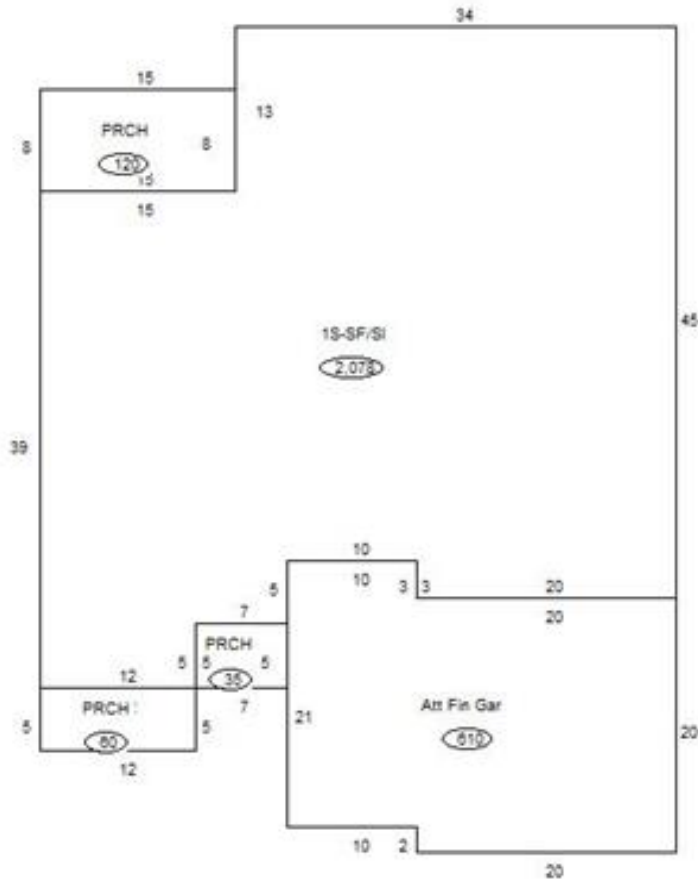
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Sketch Image

660104535



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,078	1.000	2,078
2	G	5		13	Att Fin Gar	610	1.000	610
3	M	PRCH		13	PRCH	35	1.000	35
4	M	PRCH		13	PRCH	60	1.000	60
5	M	PRCH		13	PRCH	120	1.000	120
Total Building Area						2,078		2,078