




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660104537				 <p>660104537_001.JPG 8/28/2024</p>				
Parcel ID	00000-0-0-0000778-003-0014								
Cadastral ID	34-21-14-02620								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	345352								
PHELPS, DAKOTA & JESSE LEMASTER									
15921 E 75TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15921 E 75TH ST N								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0014 / 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: 36.26281961 -95.79498655									
Building Permits									
LOT 14 BLOCK 3 STONE CREEK OF OWASSO									
Number	Description	Opened	Closed	Amount					
R24 213X	NEW SFR 2360 SQ FT	05/2024	08/2024	179,400					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SHAW HOMES INC	09/24/2024	400,000	YES					
/	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	2025	Land Value	110,054	110,054	11%	12,106	Assessed	45,005 4,408.69	
Year Frozen		Improvements	299,082	299,082		32,899	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	409,136	409,136		45,005	Total Taxable	44,005 4,311.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104537	PHELPS, DAKOTA &	40	400,000	0	44,000	4,310.00		
2024	2024-660104537	PHELPS, DAKOTA &	40	6,250	0	688	66.00		
2023	2023-660104537	SHAW HOMES INC	40	6,250	0	688	64.00		
2022	2022-660104537	SHAW HOMES INC	40	6,250	0	688	67.00		
2021	2021-660104537	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	0.2372		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,330.00 x 5.30 = 54,749		
Factor Value			
Adjustments	2.0102		
Lot Value	110,054		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	65% Frame, Siding, Wood 35% Veneer, Masonry
Base/Total Area	1,833 / 2,275
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,833
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	484 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	97.51	Total Misc Impr	+ 4,722
Roofing Adj	+ 4.42	Garage Cost	+ 24,302
Subfloor Adj	+ -2.82	Total RCN	= 305,186
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 6,104
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 299,082
Adj Base Cost	= 121.39	Lot Value	+ 110,054
Total Area	x 2,275	Indicated Value	= 409,136
Adjusted Cost	= 276,162	Value Per SqFt	179.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	299,082		
Lot Value	110,054		
Indicated Value	409,136	179.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	409,136	179.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160862	106		106	29.18		3,093
PATC	Patio - Covered	160863	12x6		72	22.63		1,629



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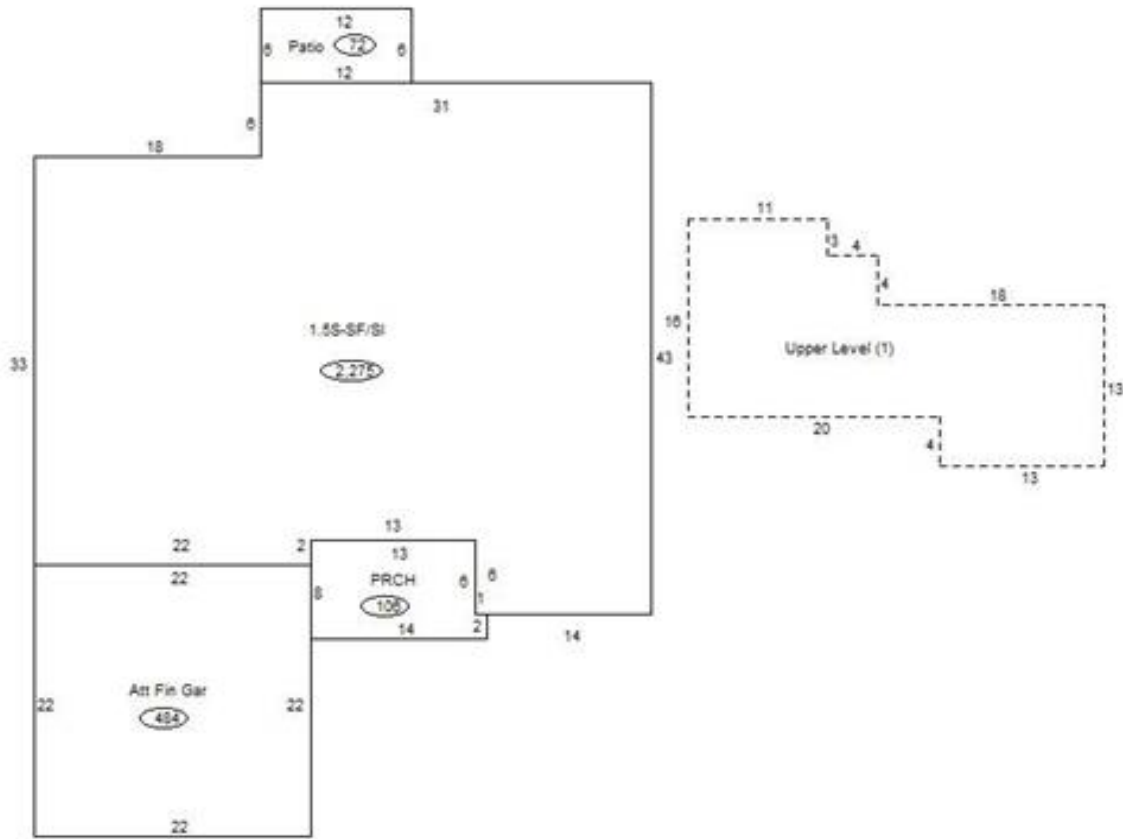
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,833	1.241	2,275
2	U	^UL		13	Upper Level (1)	442	1.000	442
3	G	5		13	Att Fin Gar	484	1.000	484
4	M	PRCH		13	PRCH	106	1.000	106
5	M	PATC		13	Patio	72	1.000	72
Total Building Area						1,833		2,275