



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:07
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Assessment Data				Primary Image						
Account	660104549									
Parcel ID	00000-0-0-0000778-003-0026									
Cadastral ID	34-21-14-02740									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	342610									
WATERS, KEVIN & NICOLE										
15703 E 75TH ST N OWASSO OK 74055-0000										
Parcel Location										
Situs	15703 E 75TH ST N									
Subdivision	STONE CREEK OF OWASSO									
Lot/Block	0026 / 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: 36.26286995 -95.79797785				Building Permits						
LOT 26 BLOCK 3 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount		
				R23 301X	R24 NEW SFR 2188 SQ FT	04/2023	09/2023	164,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SHAW HOMES INC	09/18/2023	338,000	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	2024	Land Value	51,341	51,341	11%	5,648	Assessed	33,740	3,305.17	
Year Frozen		Improvements	255,386	255,386		28,092	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	306,727	306,727		33,740	Total Taxable	33,740	3,305.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104549	WATERS, KEVIN & NICOLE			40	295,876	0	32,547	3,188.00	
2024	2024-660104549	WATERS, KEVIN & NICOLE			40	341,676	0	37,584	3,611.00	
2023	2023-660104549	WATERS, KEVIN & NICOLE			40	6,250	0	688	64.00	
2022	2022-660104549	SHAW HOMES INC			40	6,250	0	688	67.00	
2021	2021-660104549	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	0.2224		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,687.00 x 5.30 = 51,341		
Factor Value			
Adjustments	1.0000		
Lot Value	51,341		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,807 / 1,807
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,807
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	108.96	Total Misc Impr	+ 7,569
Roofing Adj	+ 4.80	Garage Cost	+ 17,288
Subfloor Adj	+ -2.30	Total RCN	= 260,598
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,212
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,386
Adj Base Cost	= 130.46	Lot Value	+ 51,341
Total Area	x 1,807	Indicated Value	= 306,727
Adjusted Cost	= 235,741	Value Per SqFt	169.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,386		
Lot Value	51,341		
Indicated Value	306,727	169.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	306,727	169.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158112	112		112	26.58		2,977
PRCH	Slab Porch - Covered	158113	174		174	26.39		4,592



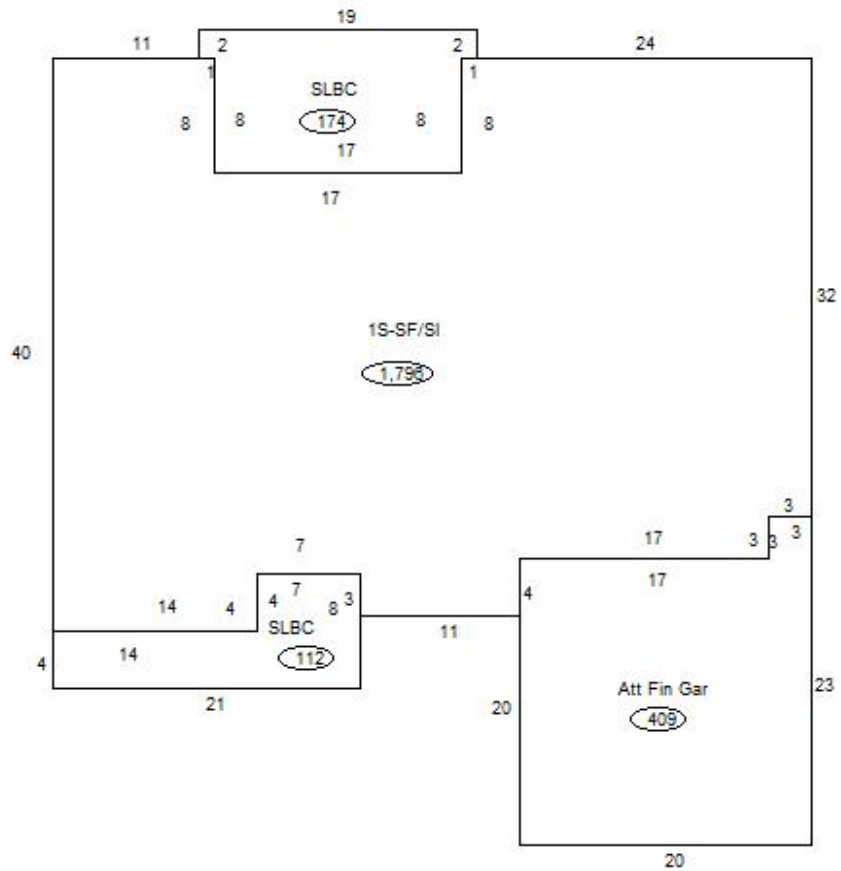
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Sketch Image

660104549



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,796	1.000	1,796
2	G	5		13	Att Fin Gar	409	1.000	409
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	174	1.000	174
Total Building Area						1,796		1,796