



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:09
Page 1

Assessment Data					Primary Image				
Account	660104550				<p>660104550_001.JPG 9/3/2025</p>				
Parcel ID	00000-0-0-0000778-004-0001								
Cadastral ID	34-21-14-02750								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 4							
Tax Area	40 - OWASSO CITY								
Name ID	347288								
SANCHEZ, JACE									
7503 N 160TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07503 N 160TH E AVE								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0001 / 0004	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: 36.26303404 -95.79483980									
Building Permits									
LOT 1 BLOCK 4 STONE CREEK OF OWASSO									
Number	Description	Opened	Closed	Amount					
R25 120X	NEW SFR 2031 SQ FT	02/2025	09/2025	200,475					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	D.R. HORTON -TULSA LLC	04/14/2025	321,500	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	51,092	51,092	11%	5,620	Assessed	35,366 3,464.45	
Year Frozen		Improvements	270,418	270,418		29,746	Penalty	0	
Uncapped Value	270,418	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	321,510	321,510		35,366	Total Taxable	34,366 3,366.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104550	SANCHEZ, JACE	40	50,149	0	5,516	540.00		
2024	2024-660104550	SHAW HOMES INC	40	6,250	0	688	66.00		
2023	2023-660104550	SHAW HOMES INC	40	6,250	0	688	64.00		
2022	2022-660104550	SHAW HOMES INC	40	6,250	0	688	67.00		
2021	2021-660104550	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 10:17:09
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2172		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,462.00 x 5.30 = 50,149		
Factor Value			
Adjustments	1.0188		
Lot Value	51,092		



660104550_001.JPG 9/3/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,018 / 2,018
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,018
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	104.79	Total Misc Impr	+ 3,919
Roofing Adj	+ 4.69	Garage Cost	+ 15,710
Subfloor Adj	+ -2.19	Total RCN	= 273,150
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,732
Plumbing Adj	+ 5.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 270,418
Adj Base Cost	= 125.63	Lot Value	+ 51,092
Total Area	x 2,018	Indicated Value	= 321,510
Adjusted Cost	= 253,521	Value Per SqFt	159.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,418		
Lot Value	51,092		
Indicated Value	321,510	159.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	321,510	159.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173311	11x6		66	26.72		1,764
PATC	Patio - Covered	173312	18x6		108	19.95		2,155



Rogers

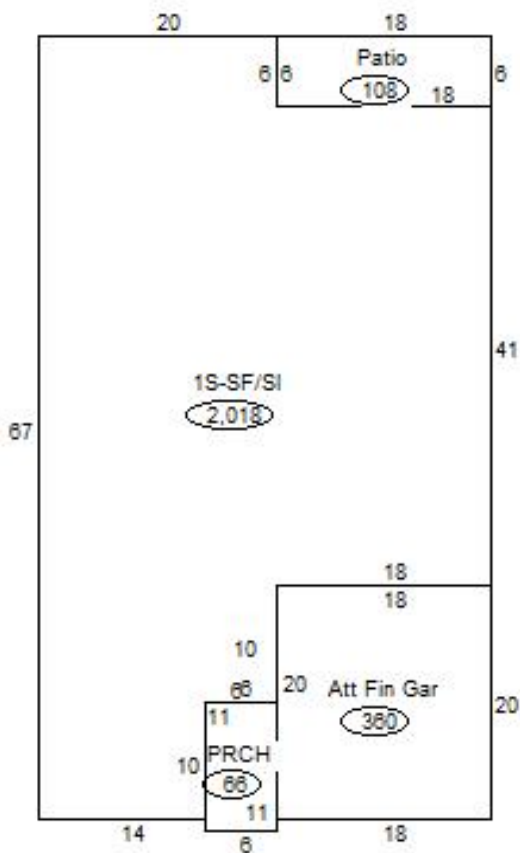
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:17:09
 Page 3

Sketch Image

660104550



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,018	1.000	2,018
2	G	5		20	Att Fin Gar	360	1.000	360
3	M	PRCH		20	PRCH	66	1.000	66
4	M	PATC		20	Patio	108	1.000	108
Total Building Area						2,018		2,018