



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	660104555								
Parcel ID	00000-0-0-0000778-005-0002								
Cadastral ID	34-21-14-02800								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	347257								
ARTHUR, SUSAN									
7411 N 160TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07411 N 160TH E AVE								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0002 / 0005	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: 36.26169366 -95.79462429									
Building Permits									
LOT 2 BLOCK 5 STONE CREEK OF OWASSO									
Number	Description	Opened	Closed	Amount					
R25 122X	NEW SFR 1614 SQ FT	02/2025	09/2025	167,925					
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	05/13/2025	300,000	15					
/	SHAW HOMES OKLAHOMA INC	12/17/2024	3,711,000	WB					
/	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	2026	Land Value	69,135	69,135	11%	7,605	Assessed	33,001 3,232.78	
Year Frozen		Improvements	230,874	230,874		25,396	Penalty	0	
Uncapped Value	230,874	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	300,009	300,009		33,001	Total Taxable	32,001 3,135.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104555	ARTHUR, SUSAN	40	45,183	0	4,970	487.00		
2024	2024-660104555	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	66.00		
2023	2023-660104555	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	64.00		
2022	2022-660104555	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	67.00		
2021	2021-660104555	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	0.1957		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,525.00 x 5.30 = 45,183		
Factor Value			
Adjustments	1.5301		
Lot Value	69,135		



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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	1,615 / 1,615
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,615
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 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	109.68	Total Misc Impr	+ 2,954
Roofing Adj	+ 4.90	Garage Cost	+ 17,024
Subfloor Adj	+ -2.31	Total RCN	= 233,206
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,332
Plumbing Adj	+ 7.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,874
Adj Base Cost	= 132.03	Lot Value	+ 69,135
Total Area	x 1,615	Indicated Value	= 300,009
Adjusted Cost	= 213,228	Value Per SqFt	185.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,874		
Lot Value	69,135		
Indicated Value	300,009	185.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,009	185.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173324	7x6		42	26.80		1,126
PATC	Patio - Covered	173325	13x7		91	20.09		1,828



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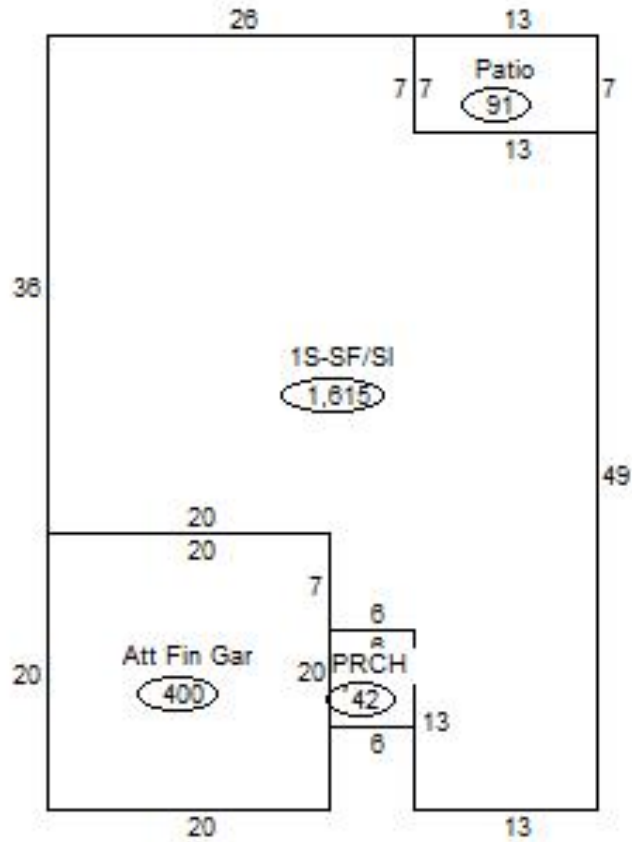
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,615	1.000	1,615
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	42	1.000	42
4	M	PATC		20	Patio	91	1.000	91
Total Building Area						1,615		1,615