



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:17:21  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660104556 <b>Parcel ID</b> 00000-0-0-0000778-005-0003 <b>Cadastral ID</b> 34-21-14-02810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 347211 GOYER, JUSTIN & ASHLEY OLIVIA MEHMKEN  7409 N 160TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07409 N 160TH E AVE <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0003 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS				<p>660104556_001.JPG 5/22/2025</p>															
<b>Legal Description</b> Lat/Long: 36.26148812 -95.79454408				<b>Building Permits</b>															
LOT 3 BLOCK 5 STONE CREEK OF OWASSO				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 905X</td> <td>NEW SFR 2125 SQ FT</td> <td>10/2024</td> <td>05/2025</td> <td>207,150</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 905X	NEW SFR 2125 SQ FT	10/2024	05/2025	207,150
Number	Description	Opened	Closed	Amount															
R24 905X	NEW SFR 2125 SQ FT	10/2024	05/2025	207,150															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	D.R. HORTON -TULSA LLC	04/21/2025	370,000	15										
					/	SHAW HOMES OKLAHOMA INC	12/17/2024	3,711,000	WB										
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,958,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2026	<b>Land Value</b>	81,600	81,600	11%	8,976	<b>Assessed</b>	41,022	4,018.52										
<b>Year Frozen</b>		<b>Improvements</b>	291,326	291,326		32,046	<b>Penalty</b>	0											
<b>Uncapped Value</b>	291,326	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	372,926	372,926		41,022	<b>Total Taxable</b>	41,022	4,019.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104556	GOYER, JUSTIN &			40	44,727	0	4,920	482.00										
2024	2024-660104556	SHAW HOMES INC			40	6,250	0	688	66.00										
2023	2023-660104556	SHAW HOMES INC			40	6,250	0	688	64.00										
2022	2022-660104556	SHAW HOMES INC			40	6,250	0	688	67.00										
2021	2021-660104556	STONE CREEK PROPERTIES LLC			40	6,250	0	688	67.00										



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Date 04/18/2026  
 Time 10:17:21  
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1937		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,439.00 x 5.30 = 44,727		
Factor Value			
Adjustments	1.8244		
Lot Value	81,600		



660104556\_001.JPG 5/22/2025

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% Veneer, Masonry 35% Frame, Siding, Wood
Base/Total Area	1,510 / 2,156
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,510
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
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	99.94	Total Misc Impr	+ 8,699
Roofing Adj	+ 3.97	Garage Cost	+ 19,627
Subfloor Adj	+ -2.55	Total RCN	= 294,269
Heat/Cool Adj	+ 14.47	Depreciation ( 1%)	- 2,943
Plumbing Adj	+ 7.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,326
Adj Base Cost	= 123.35	Lot Value	+ 81,600
Total Area	x 2,156	Indicated Value	= 372,926
Adjusted Cost	= 265,943	Value Per SqFt	172.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,326		
Lot Value	81,600		
Indicated Value	372,926	172.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	372,926	172.97	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	172202	8x4		32	29.43	942
PATC	Patio - Covered	172203	16x5		80	22.63	1,810
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13	5,947



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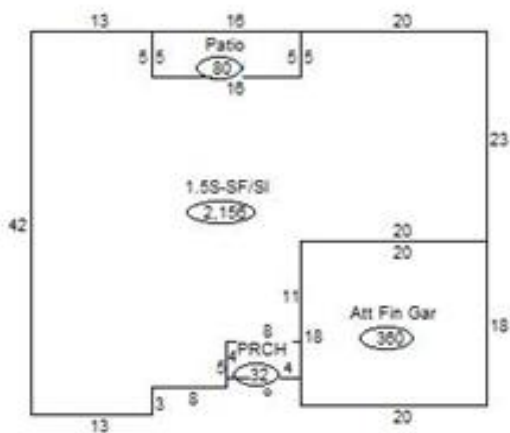
Date 04/18/2026

Time 10:17:21

Page 3

### Sketch Image

660104556



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,510	1.428	2,156
2	U	^UL		20	Upper Level (1)	646	1.000	646
3	G	5		20	Att Fin Gar	360	1.000	360
4	M	PRCH		20	PRCH	32	1.000	32
5	M	PATC		20	Patio	80	1.000	80
<b>Total Building Area</b>						<b>1,510</b>		<b>2,156</b>