



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660104561 <b>Parcel ID</b> 00000-0-0-0000778-005-0008 <b>Cadastral ID</b> 34-21-14-02860 <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> 342063 DOUGHERTY, HOLLI ANN & CODY JOHN  16002 E 74TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16002 E 74TH ST N <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0008 / 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																			
<b>Legal Description</b> Lat/Long: 36.26053480 -95.79476072										<b>Building Permits</b>									
LOT 8 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>R23 109</td> <td>R24 NEW SFR 2125 SQ FT</td> <td>02/2023</td> <td>09/2023</td> <td>207,150</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 109	R24 NEW SFR 2125 SQ FT	02/2023	09/2023	207,150
Number	Description	Opened	Closed	Amount															
R23 109	R24 NEW SFR 2125 SQ FT	02/2023	09/2023	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>										
					/	SHAW HOMES INC	07/20/2023	387,500	YES										
					/	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>	2024		<b>Land Value</b>	56,828	56,828	11%	<b>Assessed</b>	38,690	3,790.07										
<b>Year Frozen</b>			<b>Improvements</b>	294,901	294,901		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	351,729	351,729		<b>Total Taxable</b>	38,690	3,790.00										
<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	2025-660104561	DOUGHERTY, HOLLI ANN &			40	337,600	0	37,136	3,638.00										
2024	2024-660104561	DOUGHERTY, HOLLI ANN &			40	418,460	0	46,030	4,422.00										
2023	2023-660104561	DOUGHERTY, HOLLI ANN &			40	6,250	0	688	64.00										
2022	2022-660104561	SHAW HOMES INC			40	6,250	0	688	67.00										
2021	2021-660104561	STONE CREEK PROPERTIES LLC			40	6,250	0	688	67.00										



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.3263	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,213.00 x 5.30 = 75,329	
Factor Value		
Adjustments	0.7544	
Lot Value	56,828	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	610 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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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	104.72	Total Misc Impr	+ 11,325				
Roofing Adj	+ 4.65	Garage Cost	+ 23,302				
Subfloor Adj	+ -2.19	Total RCN	= 300,919				
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 6,018				
Plumbing Adj	+ 7.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 294,901				
Adj Base Cost	= 127.23	Lot Value	+ 56,828				
Total Area	x 2,093	Indicated Value	= 351,729				
Adjusted Cost	= 266,292	Value Per SqFt	168.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,901		
Lot Value	56,828		
Indicated Value	351,729	168.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	351,729	168.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158053	15x8		120	26.55		3,186
PRCH	Slab Porch - Covered	158055	7x5		35	26.82		939
PRCH	Slab Porch - Covered	158056	12x5		60	26.74		1,604
PATO	Slab Porch - Open	158057	7x5		35	11.48		402
FPPF	Fireplace - Prefabricated		1		1	5,194.00		5,194

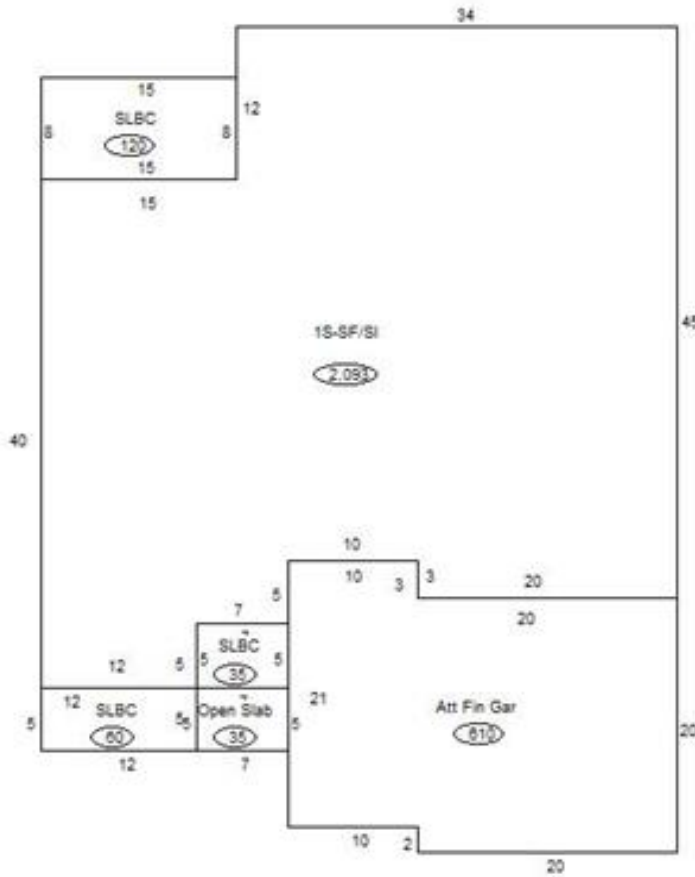


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Sketch Image

660104561



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,093	1.000	2,093
2	M	PRCH		13	SLBC	120	1.000	120
3	G	5		13	Att Fin Gar	610	1.000	610
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PRCH		13	SLBC	60	1.000	60
6	M	PATO		13	Open Slab	35	1.000	35
<b>Total Building Area</b>						<b>2,093</b>		<b>2,093</b>