



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:33
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Assessment Data					Primary Image				
Account	660104562				<p>660104562_001.JPG 6/14/2024</p>				
Parcel ID	00000-0-0-0000778-005-0009								
Cadastral ID	34-21-14-02870								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	344000								
EPPS, CANDACE									
15926 E 74TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15926 E 74TH ST N								
Subdivision	STONE CREEK OF OWASSO								
Lot/Block	0009 / 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: 36.26056555 -95.79509341									
Building Permits									
LOT 9 BLOCK 5 STONE CREEK OF OWASSO									
Number	Description	Opened	Closed	Amount					
R23 1011X	R24 NEW SFR 1758 SQ FT	11/2023	06/2024	164,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SHAW HOMES OKLAHOMA INC	04/08/2024	335,000	YES					
/	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	2025	Land Value	99,804	99,804	11%	Assessed	37,715	3,694.56	
Year Frozen		Improvements	243,068	243,068		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	342,872	342,872	37,715	Total Taxable	36,715	3,597.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104562	EPPS, CANDACE	40	335,000	0	36,850	3,610.00		
2024	2024-660104562	EPPS, CANDACE	40	6,250	0	688	66.00		
2023	2023-660104562	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	64.00		
2022	2022-660104562	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	67.00		
2021	2021-660104562	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	0.2045		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,907.00 x 5.30 = 47,207		
Factor Value			
Adjustments	2.1142		
Lot Value	99,804		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,716 / 1,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,716
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	243,068		
Lot Value	99,804		
Indicated Value	342,872	199.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,872	199.81	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.88	Total Misc Impr	+	6,267
Roofing Adj	+ 4.85	Garage Cost	+	17,378
Subfloor Adj	+ -2.31	Total RCN	=	248,029
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	4,961
Plumbing Adj	+ 6.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	243,068
Adj Base Cost	= 130.76	Lot Value	+	99,804
Total Area	x 1,716	Indicated Value	=	342,872
Adjusted Cost	= 224,384	Value Per SqFt		199.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160285	116		116	26.56		3,081
PRCH	Slab Porch - Covered	160286	15x8		120	26.55		3,186



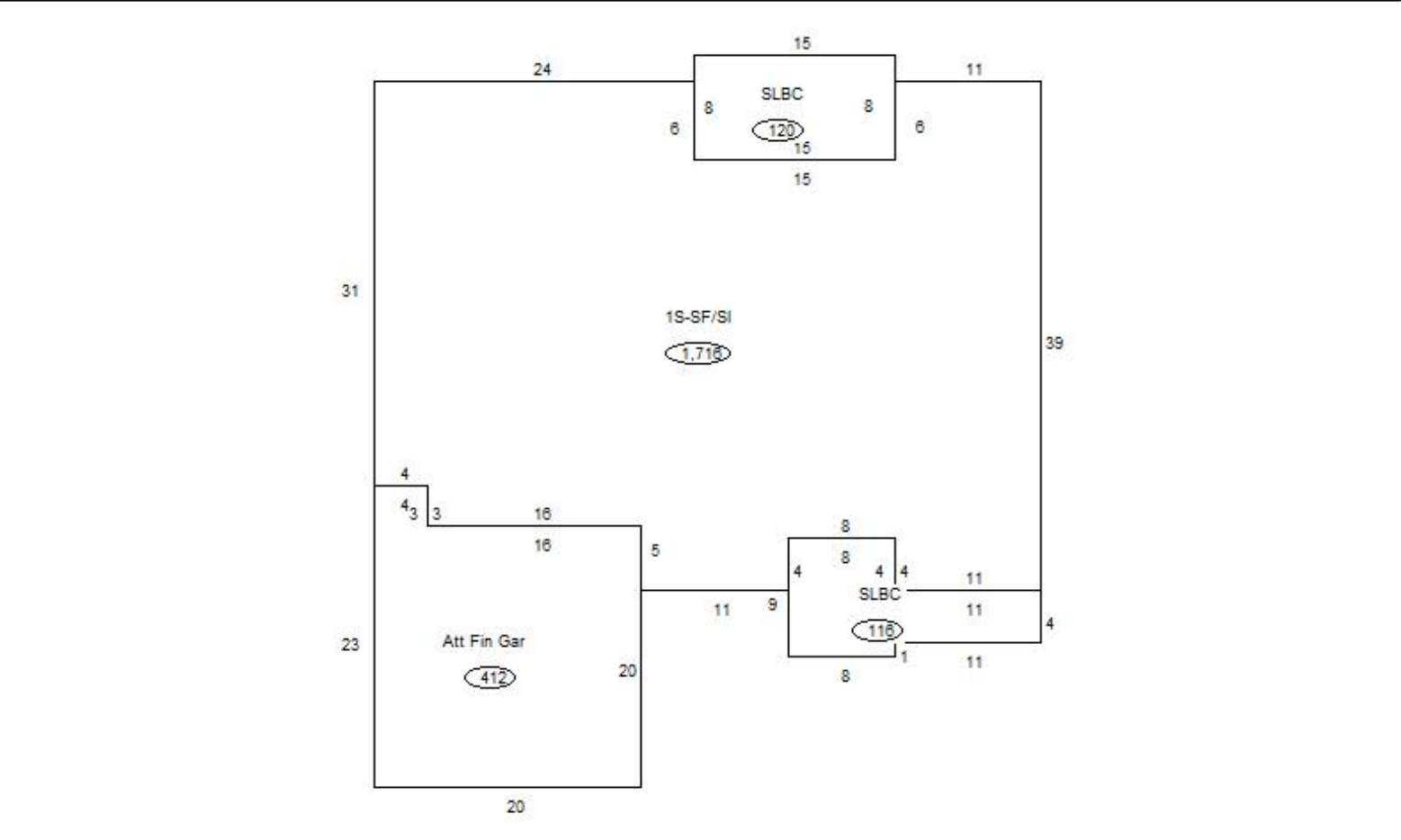
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,716	1.000	1,716
2	G	5		13	Att Fin Gar	412	1.000	412
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,716		1,716