



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:41
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Assessment Data				Primary Image															
Account 660104566 Parcel ID 00000-0-0-0000778-005-0013 Cadastral ID 34-21-14-02910 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 342736 RICHARDSON, KEITH A & LYNN E REVOCABLE TRUST 15910 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15910 E 74TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0013 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\T\ROB STUFF\2023-9-15\IMG_0014.JPG 9/15/2023</p>															
Legal Description Lat/Long: 36.26057969 -95.79601536										Building Permits									
LOT 13 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 506X</td> <td>R24 NEW SFR 1958 SQ FT</td> <td>06/2023</td> <td>09/2023</td> <td>197,700</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 506X	R24 NEW SFR 1958 SQ FT	06/2023	09/2023	197,700
Number	Description	Opened	Closed	Amount															
R23 506X	R24 NEW SFR 1958 SQ FT	06/2023	09/2023	197,700															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	SHAW HOMES INC	09/29/2023	251,000	19										
					/	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	2024		Land Value	50,456	50,456	11%	5,550	Assessed	35,993 3,525.87										
Year Frozen			Improvements	278,883	276,753		30,443	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	329,339	327,209		35,993	Total Taxable	34,993 3,428.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104566	RICHARDSON, KEITH A & LYNN E			40	317,679	1000	33,945	3,325.00										
2024	2024-660104566	RICHARDSON, KEITH A & LYNN E			40	365,985	1000	39,259	3,772.00										
2023	2023-660104566	RICHARDSON, KEITH A & LYNN E			40	6,250	0	688	64.00										
2022	2022-660104566	SHAW HOMES INC			40	6,250	0	688	67.00										
2021	2021-660104566	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	0.2185	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,520.00 x 5.30 = 50,456	
Factor Value		
Adjustments	1.0000	
Lot Value	50,456	

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	2,030 / 2,030
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 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	104.65	Total Misc Impr	+ 4,329
Roofing Adj	+ 4.68	Garage Cost	+ 25,602
Subfloor Adj	+ -2.19	Total RCN	= 284,574
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,691
Plumbing Adj	+ 5.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 278,883
Adj Base Cost	= 125.44	Lot Value	+ 50,456
Total Area	x 2,030	Indicated Value	= 329,339
Adjusted Cost	= 254,643	Value Per SqFt	162.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,883		
Lot Value	50,456		
Indicated Value	329,339	162.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	329,339	162.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158027	16x6		96	26.63		2,556
PATO	Slab Porch - Open	158028	16x6		96	11.48		1,102
PRCH	Slab Porch - Covered	158029	5x5		25	26.85		671

