



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	660104567									
Parcel ID	00000-0-0-0000778-005-0014									
Cadastral ID	34-21-14-02920									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	343625									
LONGSTRETH, JAMES TRENT										
15906 E 74TH ST N OWASSO OK 74055-0000										
Parcel Location										
Situs	15906 E 74TH ST N									
Subdivision	STONE CREEK OF OWASSO									
Lot/Block	0014 / 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: 36.26052036 -95.79607421				Building Permits						
LOT 14 BLOCK 5 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount		
				R24 504P	NEW POOL	06/2024	08/2024	79,685		
				R23 816	R24 NEW SFR 2314 SQ FT	09/2023	06/2024	173,550		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SHAW HOMES OKLAHOMA INC	02/09/2024	346,500	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	96,987	96,987	11%	10,669	Assessed	41,685	4,083.46	
Year Frozen		Improvements	281,956	281,956		31,016	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	378,943	378,943		41,685	Total Taxable	41,685	4,083.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104567	LONGSTRETH, JAMES TRENT			40	371,893	0	40,909	4,007.00	
2024	2024-660104567	LONGSTRETH, JAMES TRENT			40	6,250	0	688	66.00	
2023	2023-660104567	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	64.00	
2022	2022-660104567	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00	
2021	2021-660104567	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	0.2132		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,288.00 x 5.30 = 49,226		
Factor Value			
Adjustments	1.9702		
Lot Value	96,987		



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	1,874 / 1,874
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,874
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	107.32	Total Misc Impr	+ 4,312
Roofing Adj	+ 4.76	Garage Cost	+ 18,168
Subfloor Adj	+ -2.26	Total RCN	= 263,476
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,270
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,206
Adj Base Cost	= 128.60	Lot Value	+ 96,987
Total Area	x 1,874	Indicated Value	= 355,193
Adjusted Cost	= 240,996	Value Per SqFt	189.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,206		
Lot Value	96,987		
Indicated Value	355,193	189.54	Per SqFt
Agland Value			
Site Improvements	23,750		
Total Value	378,943	202.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160289	7x6		42	26.80		1,126
PRCH	Slab Porch - Covered	160290	20x6		120	26.55		3,186



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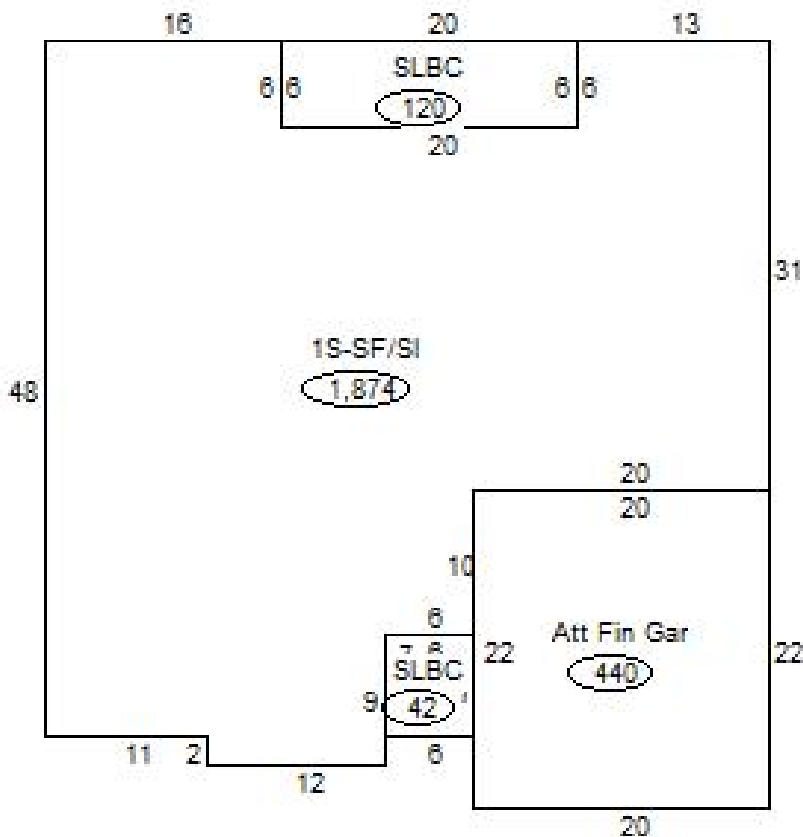
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Sketch Image

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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/SI	1,874	1.000	1,874
2	G	5		20	Att Fin Gar	440	1.000	440
3	M	PRCH		20	SLBC	42	1.000	42
4	M	PRCH		20	SLBC	120	1.000	120
Total Building Area						1,874		1,874



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	1,250	23,750