




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:47
Page 1

Assessment Data				Primary Image						
Account	660104569									
Parcel ID	00000-0-0-0000778-005-0016									
Cadastral ID	34-21-14-02940									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	343423									
NIAKAN, BRANDY										
15898 E74TH ST N OWASSO OK 74055-0000										
Parcel Location										
Situs	15898 E 74TH ST N									
Subdivision	STONE CREEK OF OWASSO									
Lot/Block	0016 / 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: 36.26048671 -95.79667283				Building Permits						
LOT 16 BLOCK 5 STONE CREEK OF OWASSO				Number	Description	Opened	Closed	Amount		
				R23 702X	R24 NEW SFR 2311 SQ FT	08/2023	02/2024	2,311		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SHAW HOMES OKLAHOMA INC	01/04/2024	396,500	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	114,767	114,767	11%	12,624	Assessed	44,888	4,397.23	
Year Frozen		Improvements	293,313	293,313		32,264	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	408,080	408,080		44,888	Total Taxable	44,888	4,397.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104569	NIAKAN, BRANDY			40	396,500	0	43,615	4,273.00	
2024	2024-660104569	NIAKAN, BRANDY			40	6,250	0	688	66.00	
2023	2023-660104569	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	64.00	
2022	2022-660104569	SHAW HOMES OKLAHOMA INC			40	6,250	0	688	67.00	
2021	2021-660104569	STONE CREEK PROPERTIES LLC			40	6,250	0	688	67.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:17:47
Page 2

Lot Data		Square-Foot - NBHD 1059 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.3067	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	13,359.00 x 5.30 = 70,803	
Factor Value		
Adjustments	1.6209	
Lot Value	114,767	



\\tsclient\T\ROB STUFF\2024-2-21\IMG_0009.JPG 2/21/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,607 / 2,137
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,607
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	592 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	100.78	Total Misc Impr	+	9,292
Roofing Adj	+ 4.23	Garage Cost	+	22,668
Subfloor Adj	+ -2.69	Total RCN	=	299,299
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	5,986
Plumbing Adj	+ 8.31	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	293,313
Adj Base Cost	= 125.10	Lot Value	+	114,767
Total Area	x 2,137	Indicated Value	=	408,080
Adjusted Cost	= 267,339	Value Per SqFt		190.96

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	293,313		
Lot Value	114,767		
Indicated Value	408,080	190.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,080	190.96	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159635	7x6		42	29.40		1,235
PRCH	Slab Porch - Covered	159636	12x6		72	29.30		2,110
FPPF	Fireplace - Prefabricated			2024	1	5,947.13		5,947

