



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660104572				<p>660104572_001.JPG 12/19/2024</p>									
Parcel ID	00000-0-0-0000778-005-0019													
Cadastral ID	34-21-14-02970													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	345138													
EDWARDS, KELSEY														
7406 N 159TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	07406 N 159TH E AVE													
Subdivision	STONE CREEK OF OWASSO													
Lot/Block	0019 / 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: 36.26114018 -95.79702138														
LOT 19 BLOCK 5 STONE CREEK OF OWASSO														
Building Permits														
<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>R24 237X</td> <td>NEW SFR 2360 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>194,550</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 237X	NEW SFR 2360 SQ FT	03/2024	12/2024	194,550
Number	Description	Opened	Closed	Amount										
R24 237X	NEW SFR 2360 SQ FT	03/2024	12/2024	194,550										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	SHAW HOMES INC	08/30/2024	432,000	YES					
					/	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	2025	Land Value	121,574	121,574	11%	13,373	Assessed	48,612	4,762.03					
Year Frozen		Improvements	320,354	320,354		35,239	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	441,928	441,928		48,612	Total Taxable	47,612	4,664.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660104572	EDWARDS, KELSEY	40	432,000	1000	46,520	4,557.00							
2024	2024-660104572	EDWARDS, KELSEY	40	6,250	0	688	66.00							
2023	2023-660104572	SHAW HOMES INC	40	6,250	0	688	64.00							
2022	2022-660104572	SHAW HOMES INC	40	6,250	0	688	67.00							
2021	2021-660104572	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	0.2101		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,151.00 x 5.30 = 48,500		
Factor Value			
Adjustments	2.5067		
Lot Value	121,574		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,864 / 2,334
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	680 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	

Cost Approach		Manual : 01/2025	
Base Cost	100.50	Total Misc Impr	+ 5,146
Roofing Adj	+ 4.36	Garage Cost	+ 31,980
Subfloor Adj	+ -2.78	Total RCN	= 326,892
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 6,538
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 320,354
Adj Base Cost	= 124.15	Lot Value	+ 121,574
Total Area	x 2,334	Indicated Value	= 441,928
Adjusted Cost	= 289,766	Value Per SqFt	189.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	320,354		
Lot Value	121,574		
Indicated Value	441,928	189.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	441,928	189.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161708	13x8		104	29.19		3,036
PRCH	Porch	161709	12x6		72	29.30		2,110



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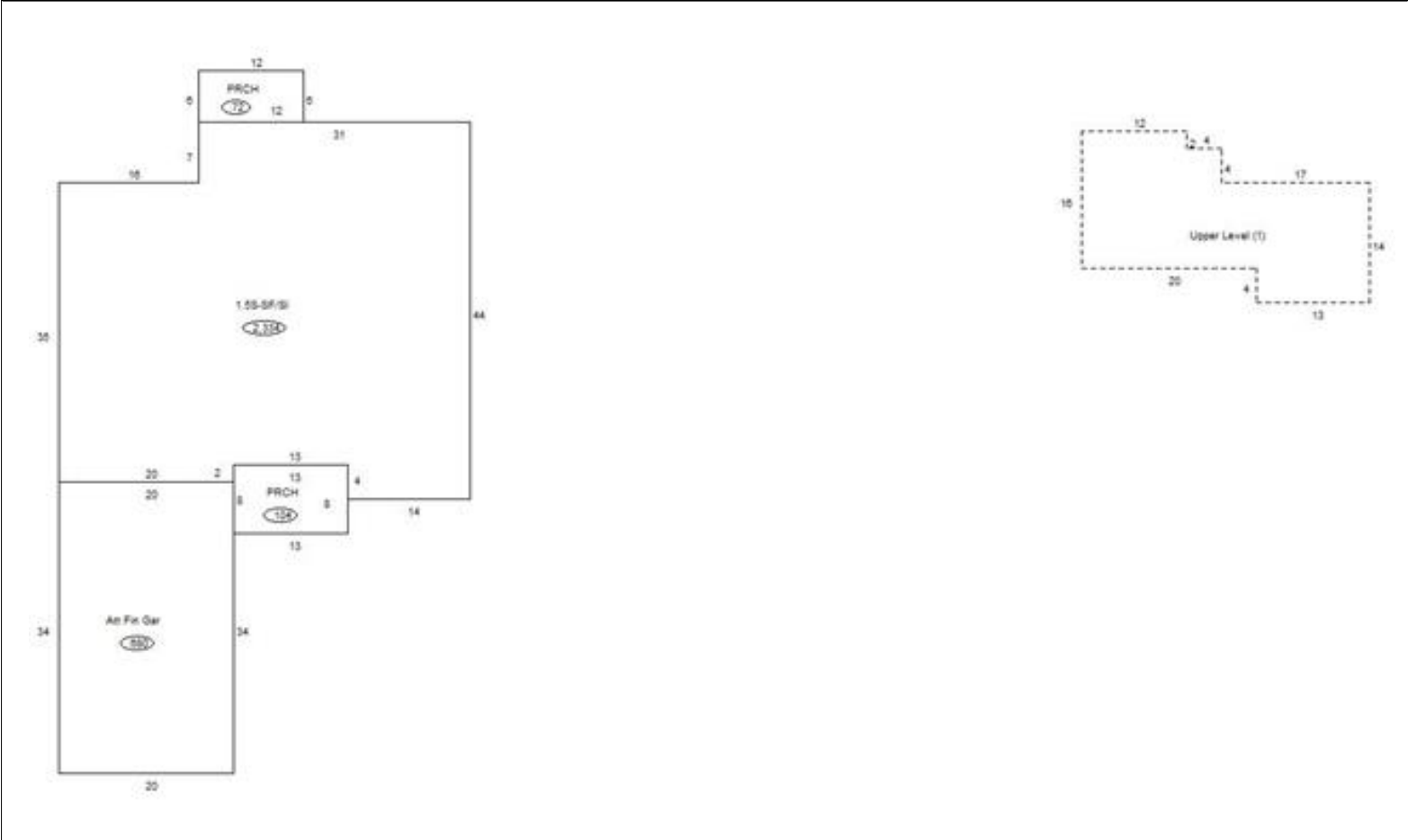
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### Sketch Image

660104572



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,864	1.252	2,334
2	U	^UL		13	Upper Level (1)	470	1.000	470
3	G	5		13	Att Fin Gar	680	1.000	680
4	M	PRCH		13	PRCH	104	1.000	104
5	M	PRCH		13	PRCH	72	1.000	72
<b>Total Building Area</b>						<b>1,864</b>		<b>2,334</b>