



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																
Account 660104581 Parcel ID 00000-0-0-0000778-006-0007 Cadastral ID 34-21-14-03060 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345091 WALLACE, ANN LANELL 15909 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15909 E 74TH ST N Subdivision STONE CREEK OF OWASSO Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660104581_001.JPG 8/28/2024</p>																																																																
Legal Description Lot/Long: 36.26104337 -95.79529480 LOT 7 BLOCK 6 STONE CREEK OF OWASSO																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 335X</td> <td>NEW SFR 2046 SQ FT</td> <td>05/2024</td> <td>08/2024</td> <td>190,275</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 335X	NEW SFR 2046 SQ FT	05/2024	08/2024	190,275																																								
Code	Type	Active	Maximum	Exemption																																																																	
H	Homestead	Yes	1,000	1,000																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 335X	NEW SFR 2046 SQ FT	05/2024	08/2024	190,275																																																																	
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 115,734</td> <td>115,734</td> <td>11%</td> <td>12,731</td> <td>Assessed</td> <td>42,019</td> <td>4,116.18</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 266,250</td> <td>266,250</td> <td></td> <td>29,288</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 381,984</td> <td>381,984</td> <td></td> <td>42,019</td> <td>Total Taxable</td> <td>41,019</td> <td>4,018.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2025	Land Value 115,734	115,734	11%	12,731	Assessed	42,019	4,116.18	Year Frozen		Improvements 266,250	266,250		29,288	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 381,984	381,984		42,019	Total Taxable	41,019	4,018.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SHAW HOMES OKLAHOMA INC</td> <td>08/23/2024</td> <td>373,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>STONE CREEK PROPERTIES LLC</td> <td>02/14/2022</td> <td>2,842,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SHAW HOMES OKLAHOMA INC	08/23/2024	373,500	YES	/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																													
Remove Cap	2025	Land Value 115,734	115,734	11%	12,731	Assessed	42,019	4,116.18																																																													
Year Frozen		Improvements 266,250	266,250		29,288	Penalty	0																																																														
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																													
TIF Project ID	0	Total Value 381,984	381,984		42,019	Total Taxable	41,019	4,018.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	SHAW HOMES OKLAHOMA INC	08/23/2024	373,500	YES																																																																	
/	STONE CREEK PROPERTIES LLC	02/14/2022	2,842,000	WB																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660104581</td> <td>WALLACE, ANN LANELL</td> <td>40</td> <td>373,500</td> <td>1000</td> <td>40,085</td> <td>3,927.00</td> </tr> <tr> <td>2024</td> <td>2024-660104581</td> <td>WALLACE, ANN LANELL</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>66.00</td> </tr> <tr> <td>2023</td> <td>2023-660104581</td> <td>SHAW HOMES OKLAHOMA INC</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>64.00</td> </tr> <tr> <td>2022</td> <td>2022-660104581</td> <td>SHAW HOMES OKLAHOMA INC</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>67.00</td> </tr> <tr> <td>2021</td> <td>2021-660104581</td> <td>STONE CREEK PROPERTIES LLC</td> <td>40</td> <td>6,250</td> <td>0</td> <td>688</td> <td>67.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104581	WALLACE, ANN LANELL	40	373,500	1000	40,085	3,927.00	2024	2024-660104581	WALLACE, ANN LANELL	40	6,250	0	688	66.00	2023	2023-660104581	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	64.00	2022	2022-660104581	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	67.00	2021	2021-660104581	STONE CREEK PROPERTIES LLC	40	6,250	0	688	67.00												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660104581	WALLACE, ANN LANELL	40	373,500	1000	40,085	3,927.00																																																														
2024	2024-660104581	WALLACE, ANN LANELL	40	6,250	0	688	66.00																																																														
2023	2023-660104581	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	64.00																																																														
2022	2022-660104581	SHAW HOMES OKLAHOMA INC	40	6,250	0	688	67.00																																																														
2021	2021-660104581	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 10:18:11
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2112		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,200.00 x 5.30 = 48,760		
Factor Value			
Adjustments	2.3735		
Lot Value	115,734		



660104581_001.JPG 8/28/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	1,965 / 1,965
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,965
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	522 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	266,250		
Lot Value	115,734		
Indicated Value	381,984	194.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	381,984	194.39	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.41	Total Misc Impr	+ 2,613
Roofing Adj	+ 4.72	Garage Cost	+ 20,656
Subfloor Adj	+ -2.21	Total RCN	= 271,684
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,434
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 266,250
Adj Base Cost	= 126.42	Lot Value	+ 115,734
Total Area	x 1,965	Indicated Value	= 381,984
Adjusted Cost	= 248,415	Value Per SqFt	194.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160856	6x5		30	26.84		805
PATC	Patio - Covered	160858	15x6		90	20.09		1,808



Rogers

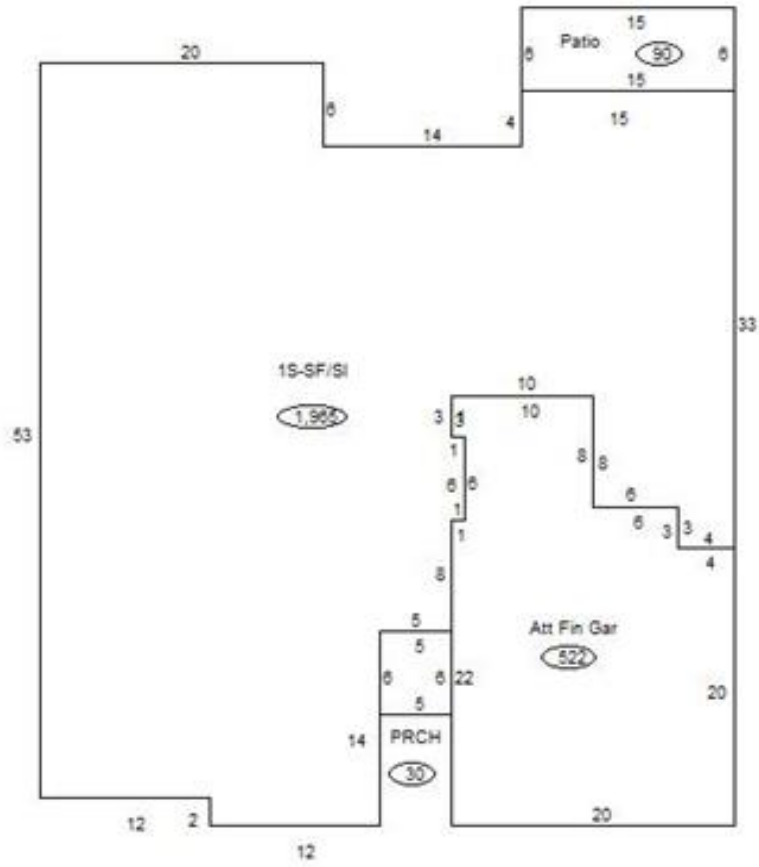
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:18:11
 Page 3

Sketch Image

660104581



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,965	1.000	1,965
2	M	PRCH		13	PRCH	30	1.000	30
3	G	5		13	Att Fin Gar	522	1.000	522
4	M	PATC		13	Patio	90	1.000	90
Total Building Area						1,965		1,965