



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660104584 <b>Parcel ID</b> 00000-0-0-0000778-006-0010 <b>Cadastral ID</b> 34-21-14-03090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 343053 BAUER, CORY  15903 E 74TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15903 E 74TH ST N <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0010 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-9-15\IMG_0034.JPG 9/15/2023</p>														
<b>Legal Description</b> Lat/Long: 36.26107387 -95.79609969																			
LOT 10 BLOCK 6 STONE CREEK OF OWASSO					<b>Building Permits</b> <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 216X</td> <td>R24 NEW SFR 2046 SQ FT</td> <td>03/2023</td> <td>09/2023</td> <td>190,275</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 216X	R24 NEW SFR 2046 SQ FT	03/2023	09/2023	190,275
Number	Description	Opened	Closed	Amount															
R23 216X	R24 NEW SFR 2046 SQ FT	03/2023	09/2023	190,275															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	SHAW HOMES INC	11/09/2023	354,500	YES										
					/	STONE CREEK PROPERTIES LLC	02/14/2022	2,958,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	47,679	47,679	11%	5,245	<b>Assessed</b>	35,278										
<b>Year Frozen</b>			<b>Improvements</b>	273,027	273,027		30,033	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	320,706	320,706		35,278	<b>Total Taxable</b>	35,278										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660104584	BAUER, CORY	40	309,319	0	34,025	3,333.00												
2024	2024-660104584	BAUER, CORY	40	355,633	0	39,119	3,758.00												
2023	2023-660104584	SHAW HOMES INC	40	6,250	0	688	64.00												
2022	2022-660104584	SHAW HOMES INC	40	6,250	0	688	67.00												
2021	2021-660104584	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	0.2065		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,996.00 x 5.30 = 47,679		
Factor Value			
Adjustments	1.0000		
Lot Value	47,679		



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	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	470 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	273,027		
Lot Value	47,679		
Indicated Value	320,706	157.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	320,706	157.98	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.48	Total Misc Impr	+ 3,227
Roofing Adj	+ 4.68	Garage Cost	+ 19,044
Subfloor Adj	+ -2.19	Total RCN	= 278,599
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,572
Plumbing Adj	+ 5.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,027
Adj Base Cost	= 126.27	Lot Value	+ 47,679
Total Area	x 2,030	Indicated Value	= 320,706
Adjusted Cost	= 256,328	Value Per SqFt	157.98

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158024	5x5		25	26.85		671
PRCH	Slab Porch - Covered	158025	16x6		96	26.63		2,556



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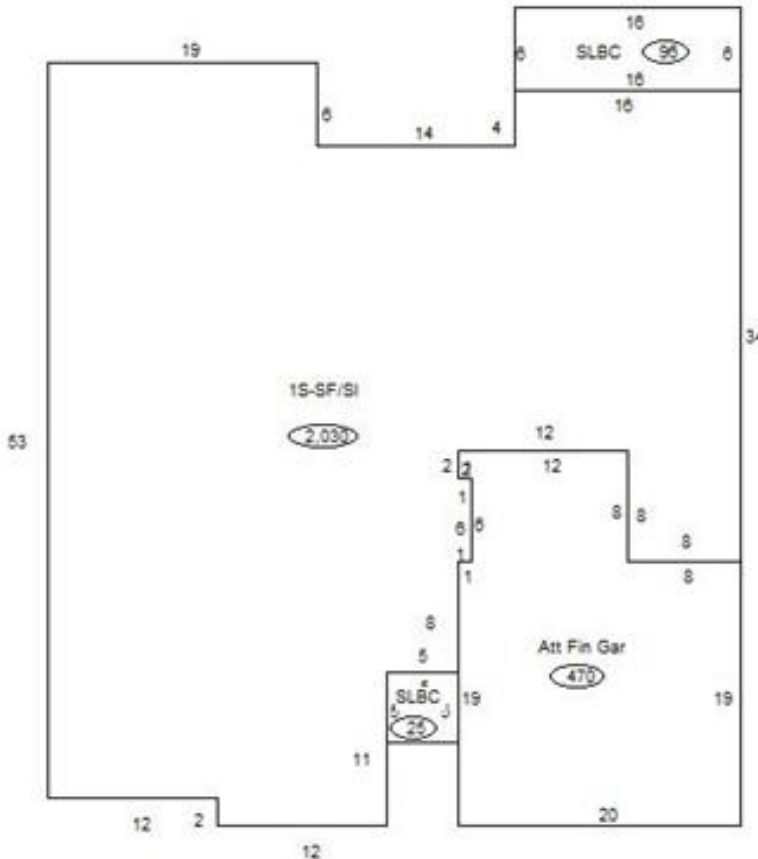
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Sketch Image

660104584



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,030	1.000	2,030
2	G	5		13	Att Fin Gar	470	1.000	470
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						<b>2,030</b>		<b>2,030</b>