




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 660107863 Parcel ID 21N14E-35-1-00000-007-0000 Cadastral ID 35-21-14-00106 Property Type REAL - Real Property Property Class UA VI Area 4 Tax Area 40 - OWASSO CITY Name ID 291555 OLT-STONE CANYON INVESTMENT CO, LLC 12150 E 96TH ST N #200 OWASSO OK 74055-0000 Parcel Location Situs 07500 N 177TH E AVE Subdivision Lot/Block / Parcel Size 82.29 - Acres Sec/Twn/Rng 35 / 21 / 14 / 1 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS	 <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022</p>																				
Legal Description Lat/Long: 36.26200053 -95.78091979 ONLY THAT PORTION OF LAND CONTAINED IN SEC 35-21-14 AS DESC IN THE FOLLOWING DESCRIPTION 2023-003522 AS COMM NE/C SEC 35-21-14; S88.5009W 170.75* TO POB; S88.5009W 2439.45'; S01.1424E 1625.39'; N63.4118E 47.72'; N80.5848E 2293.99'; N67.4214E 249.19'; N67.4214E 124.29'; N43.0330W 18.88'; CURVE RIGHT RAD 188'	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>S23</td> <td>S24 SPLIT</td> <td>04/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	04/2023	05/2023											
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Bk/Pg	Grantor	Date	Price	Code																	
/	GREENHILL PROPERTIES LLC	03/20/2023	889,500	WG																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024	Land Value	8,514	8,514	11%	937	Assessed	9,312	912.20
Year Frozen		Improvements	85,607	76,133		8,375	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	94,121	84,647		9,312	Total Taxable	9,312	912.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107863	OLT-STONE CANYON	40	83,134	0	9,040	886.00	
2024	2024-660107863	OLT-STONE CANYON	40	79,789	0	8,777	843.00	
2023	2023-660107863	OLT-STONE CANYON	40	74,560	0	8,202	769.00	



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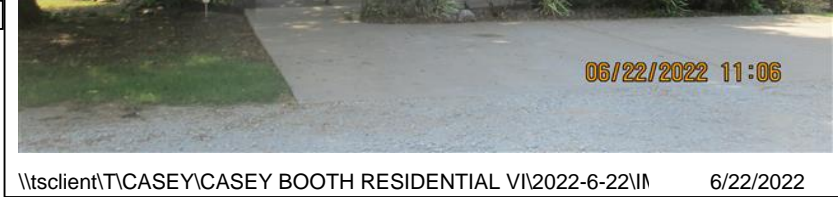
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	/ 1.0 /
Basement Area	1,536 Total
Garage Type	
Remodel	
Year/Eff Age	2008 / 14



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	83.89	Total Misc Impr	+	0	
Roofing Adj	+ 3.77	Garage Cost	+		
Subfloor Adj	+ 2.19	Total RCN	=	186,225	
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	109,873	
Plumbing Adj	+ 3.26	Lump Sums	+	9,255	
Basement Adj	+ 17.83	RCNLD	=	85,607	
Adj Base Cost	= 121.24	Lot Value	+		
Total Area	x 1,536	Indicated Value	=	85,607	
Adjusted Cost	= 186,225	Value Per SqFt		55.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,607		
Lot Value			
Indicated Value	85,607	55.73	Per SqFt
Agland Value	8,514		
Site Improvements			
Total Value	94,121	61.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	72719	13x12		156	21.64	35%	2,194
WODO	WOOD DECK - OPEN	121957	668		668	15.10	30%	7,061



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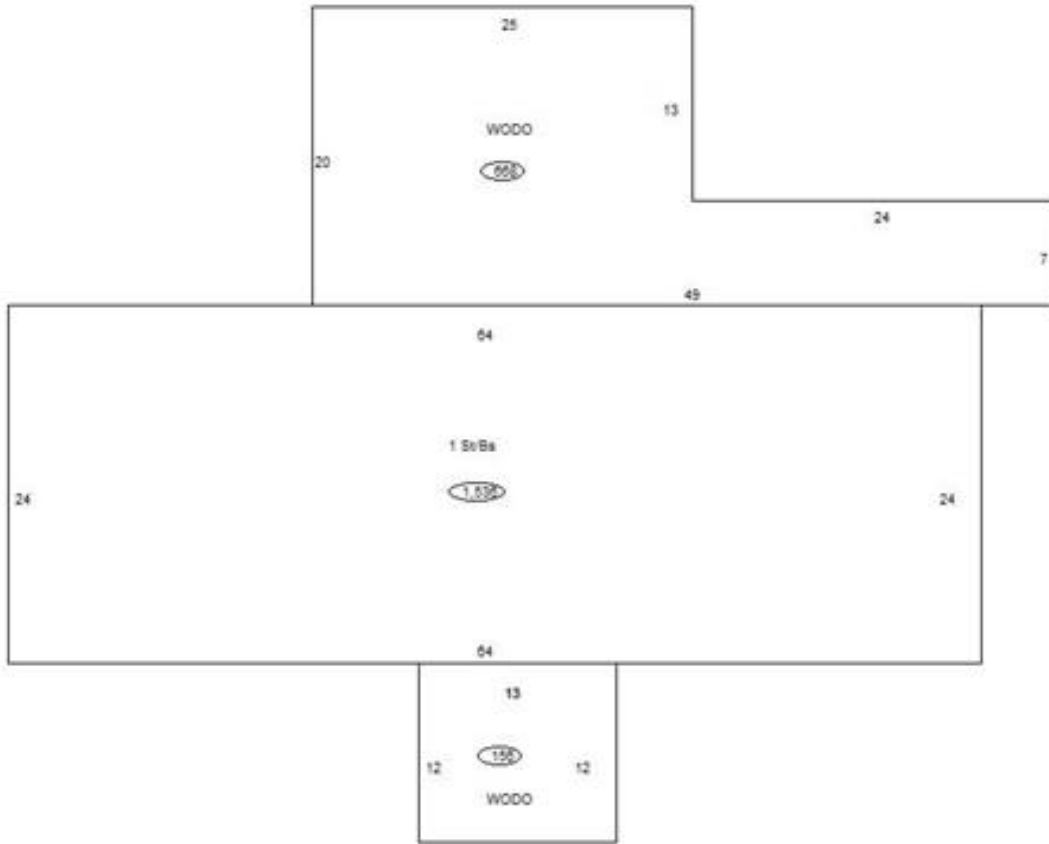
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	10	1 St/Bs	1,536	1.000	1,536
2	M	WODO		10	WODO	156	1.000	156
3	M	WODO		10	WODO	668	1.000	668
Total Building Area						1,536		1,536



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			36.066	27	27	974	974
TMBR Totals						36.066			974	974
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			15.890	108	108	1,716	1,716
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			30.304	192	192	5,818	5,818
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			.031	187	187	6	6
NTV PST Totals						46.224			7,540	7,540
Total Agland						82.290			8,514	8,514