



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:20:46
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Assessment Data					Primary Image									
Account	660109132				No Image On File									
Parcel ID	000959-0003-001-0-000-00													
Cadastral ID	14-21-14-04160													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	349660													
WADE, KEITH B & AMANDA L														
10173 N 164TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	10173 N 164TH E AVE													
Subdivision	WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE)													
Lot/Block	0001 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	14 / 21 / 14 / 5													
Neighborhood	1042 - R-V03-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.30199076 -95.78984089														
Building Permits														
LOT 1 BLOCK 3 THE WOODLANDS AT ELM CREEK BLOCKS 1-5														
<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>R25 336</td> <td>NEW SFR 2396 SQ FT</td> <td>10/2025</td> <td></td> <td>497,809</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 336	NEW SFR 2396 SQ FT	10/2025		497,809
Number	Description	Opened	Closed	Amount										
R25 336	NEW SFR 2396 SQ FT	10/2025		497,809										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	CAPITAL HOMES RES GRP LLC	03/16/2026	536,500	15					
					/	ELM CREEK DEV CO LLC	01/15/2026		WB					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2027	Land Value	16,960	16,960	11%	1,866	Assessed	1,866	182.79					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	16,960	16,960		1,866	Total Taxable	1,866	183.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109132	ELM CREEK DEV CO LLC			3	16,960	0	1,866	183.00					



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Lot Data - Buildable - THE WOODLANDS AT ELM CR - DEV DEF		Primary Image	
Lot Size	0 0		
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6386		
Topography			
Street Access			
Utilities			
Amenities			
Method	Units-Buildable		
Base Lot Value	16,960.00 x 16,960.00 = 16,960		
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value	16,960	Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adjusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	A Adam Test
Base/Total Area /		Adjustment Model	1 2022 Residential
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach	Cost Approach
Fixture/RghIn /		Improvements	
Bed/F/H Bath / /		Lot Value	16,960
Basement Area		Indicated Value	16,960 0.00 Per SqFt
Garage Type		Agland Value	
Remodel		Site Improvements	
Year/Eff Age /		Total Value	16,960 0.00 Total Value Per SqFt
Cost Approach Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 16,960
Total Area	x	Indicated Value	= 16,960
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value