



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:20:55
Page 1

Assessment Data					Primary Image																																																																
Account 660109138 Parcel ID 000959-0003-007-0-000-00 Cadastral ID 14-21-14-04220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347155 JS RESIDENTIAL PROPERTY LLC ATTN: JEFFREY & SPENCER GREEN 16309 E 103RD ST N OWASSO OK 74055-0000 Parcel Location Situs 16309 E 103RD ST N Subdivision WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660109138_001.JPG 6/6/2025</p>																																																																
Legal Description Lat/Long: 36.30366745 -95.79156588 LOT 7 BLOCK 3 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																																					
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>SHLT</td> <td>Other</td> <td>Yes</td> <td>151</td> <td>151</td> </tr> <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	SHLT	Other	Yes	151	151	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 362</td> <td>NEW SFR 2142 SQ FT</td> <td>10/2024</td> <td>06/2025</td> <td>450,838</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 362	NEW SFR 2142 SQ FT	10/2024	06/2025	450,838																																			
Code	Type	Active	Maximum	Exemption																																																																	
SHLT	Other	Yes	151	151																																																																	
H	Homestead	Yes	1,000	1,000																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 362	NEW SFR 2142 SQ FT	10/2024	06/2025	450,838																																																																	
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>2026</td> <td>Land Value</td> <td>216,894</td> <td>216,894</td> <td>11%</td> <td>23,858</td> <td>Assessed</td> <td>58,906 5,770.43</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>318,617</td> <td>318,617</td> <td></td> <td>35,048</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>318,617</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,151 -112.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>535,511</td> <td>535,511</td> <td></td> <td>58,906</td> <td>Total Taxable</td> <td>57,755 5,658.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2026	Land Value	216,894	216,894	11%	23,858	Assessed	58,906 5,770.43	Year Frozen		Improvements	318,617	318,617		35,048	Penalty	0	Uncapped Value	318,617	Mobile Home	0	0		0	Exemption	1,151 -112.00	TIF Project ID	0	Total Value	535,511	535,511		58,906	Total Taxable	57,755 5,658.00	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>CAPITAL HOMES RES GRP LLC</td> <td>05/23/2025</td> <td>535,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>ELM CREEK DEV CO LLC</td> <td>02/13/2025</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	CAPITAL HOMES RES GRP LLC	05/23/2025	535,500	15	/	ELM CREEK DEV CO LLC	02/13/2025	0	4
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																													
Remove Cap	2026	Land Value	216,894	216,894	11%	23,858	Assessed	58,906 5,770.43																																																													
Year Frozen		Improvements	318,617	318,617		35,048	Penalty	0																																																													
Uncapped Value	318,617	Mobile Home	0	0		0	Exemption	1,151 -112.00																																																													
TIF Project ID	0	Total Value	535,511	535,511		58,906	Total Taxable	57,755 5,658.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	CAPITAL HOMES RES GRP LLC	05/23/2025	535,500	15																																																																	
/	ELM CREEK DEV CO LLC	02/13/2025	0	4																																																																	
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>2025-660109138</td> <td>JS RESIDENTIAL PROPERTY LLC</td> <td>3</td> <td>16,960</td> <td>0</td> <td>1,866</td> <td>183.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660109138	JS RESIDENTIAL PROPERTY LLC	3	16,960	0	1,866	183.00																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660109138	JS RESIDENTIAL PROPERTY LLC	3	16,960	0	1,866	183.00																																																														



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:20:56
 Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7994		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	34,822.00 x 4.21 = 146,639		
Factor Value			
Adjustments	1.4791		
Lot Value	216,894		



660109138_001.JPG 6/6/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	690 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	105.67	Total Misc Impr	+ 15,463
Roofing Adj	+ 5.31	Garage Cost	+ 32,382
Subfloor Adj	+ -3.40	Total RCN	= 321,835
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,218
Plumbing Adj	+ 7.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 318,617
Adj Base Cost	= 129.73	Lot Value	+ 216,894
Total Area	x 2,112	Indicated Value	= 535,511
Adjusted Cost	= 273,990	Value Per SqFt	253.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,617		
Lot Value	216,894		
Indicated Value	535,511	253.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	535,511	253.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172304	198		198	28.81		5,704
PATC	Patio - Covered	172305	20x9		180	21.18		3,812
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947
SHLT	STORM SHELTER (AG)		1	2025	1	0.00		



Rogers

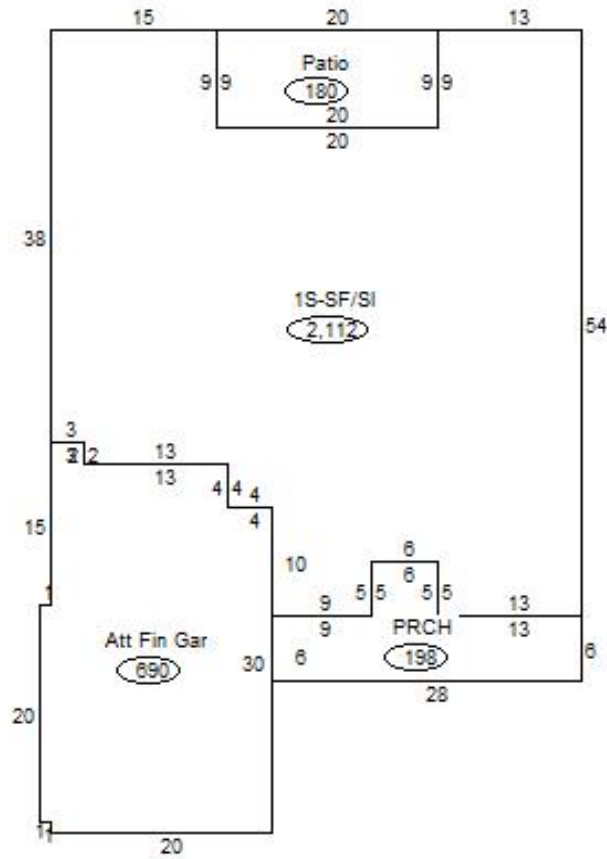
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:20:56
 Page 3

Sketch Image

660109138



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,112	1.000	2,112
2	G	5		20	Att Fin Gar	690	1.000	690
3	M	PRCH		20	PRCH	198	1.000	198
4	M	PATC		20	Patio	180	1.000	180
Total Building Area						2,112		2,112