



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:21:01  
 Page 1

Assessment Data				Primary Image							
Account	660109141			No Image On File							
Parcel ID	000959-0003-010-0-000-00										
Cadastral ID	14-21-14-04250										
Property Type	REAL - Real Property										
Property Class	RRP	VI Area	4								
Tax Area	3 - OWASSO RURAL/NO FIRE										
Name ID	336575										
ELM CREEK DEV CO LLC											
12150 E 96TH ST N STE 202 OWASSO OK 74055-0000											
Parcel Location											
Situs	16285 E 103RD ST N										
Subdivision	WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE)										
Lot/Block	0010 / 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: 36.30366773 -95.79296521				Building Permits							
LOT 10 BLOCK 3 THE WOODLANDS AT ELM CREEK BLOCKS 1-5				Number	Description	Opened	Closed	Amount			
				R25 353	NEW SFR 3049 SQ FT	10/2025		447,248			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax		
Remove Cap		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	2025-660109141	ELM CREEK DEV CO LLC			3	16,960	0	1,866	183.00		



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 Page 2

<b>Lot Data</b> - Buildable - THE WOODLANDS AT ELM CR - DEV DEF		<b>Primary Image</b>						
Lot Size	0 0							
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5237							
Topography								
Street Access								
Utilities								
Amenities								
Method	Units-Buildable							
Base Lot Value	16,960.00 x 16,960.00 = 16,960							
Factor Value		<b>GRM Approach</b>						
Adjustments		GRM Code						
Lot Value	16,960	Gross Rent	0.00					
<b>Residential Data</b>		Indicated Value						
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		<b>Direct Comparables</b>						
Exterior Wall		Selection Model	A	Adam Test				
Base/Total Area /		Adjustment Model	1	2022 Residential				
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		<b>Value Reconciliation</b>						
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				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	16,960				
Total Area	x	Indicated Value	=	16,960				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value