



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	660109148													
Parcel ID	000959-0004-005-0-000-00													
Cadastral ID	14-21-14-04320													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	348626													
HATCH, SARA & DAVID														
16325 E 102ND ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16325 E 102ND ST N													
Subdivision	WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE)													
Lot/Block	0005 / 0004	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: 36.30243393 -95.79143638														
LOT 5 BLOCK 4 THE WOODLANDS AT ELM CREEK BLOCKS 1-5														
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>R25 154</td> <td>NEW SFR 2142 SQ FT</td> <td>05/2025</td> <td>01/2026</td> <td>456,289</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 154	NEW SFR 2142 SQ FT	05/2025	01/2026	456,289
Number	Description	Opened	Closed	Amount										
R25 154	NEW SFR 2142 SQ FT	05/2025	01/2026	456,289										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	CAPITAL HOMES RES GRP LLC	10/30/2025	495,000	15					
					/	ELM CREEK DEV CO LLC	10/13/2025		4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2026	Land Value	164,797	164,797	11%	18,128	Assessed	54,451	5,334.02					
Year Frozen		Improvements	330,205	330,205		36,323	Penalty	0						
Uncapped Value	330,205	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	495,002	495,002		54,451	Total Taxable	53,451	5,236.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109148	ELM CREEK DEV CO LLC			3	16,960	0	1,866	183.00					



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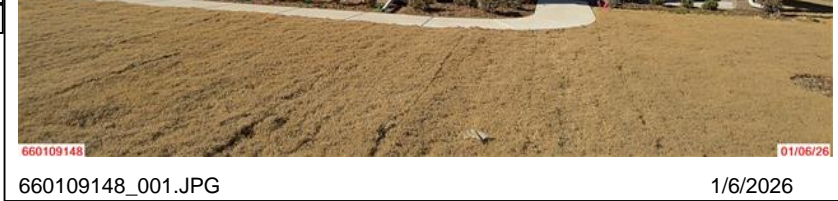
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Lot Data	Square-Foot - NBHD 1042 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5421	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	23,613.00 x 4.21 = 99,437	
Factor Value		
Adjustments	1.6573	
Lot Value	164,797	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,222 / 2,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,222
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	686 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	104.16	Total Misc Impr	+	17,385			
Roofing Adj	+ 5.24	Garage Cost	+	32,228			
Subfloor Adj	+ -3.40	Total RCN	=	333,540			
Heat/Cool Adj	+ 14.47	Depreciation (1%)	-	3,335			
Plumbing Adj	+ 7.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	330,205			
Adj Base Cost	= 127.78	Lot Value	+	164,797			
Total Area	x 2,222	Indicated Value	=	495,002			
Adjusted Cost	= 283,927	Value Per SqFt		222.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	330,205		
Lot Value	164,797		
Indicated Value	495,002	222.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	495,002	222.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	5,947.13		5,947
PRCH	Porch	192121	184		184	28.86		5,310
PATC	Patio - Covered	192122	20x10		200	20.80		4,160
PATO	Patio - Open	192128	20x8		160	12.30		1,968



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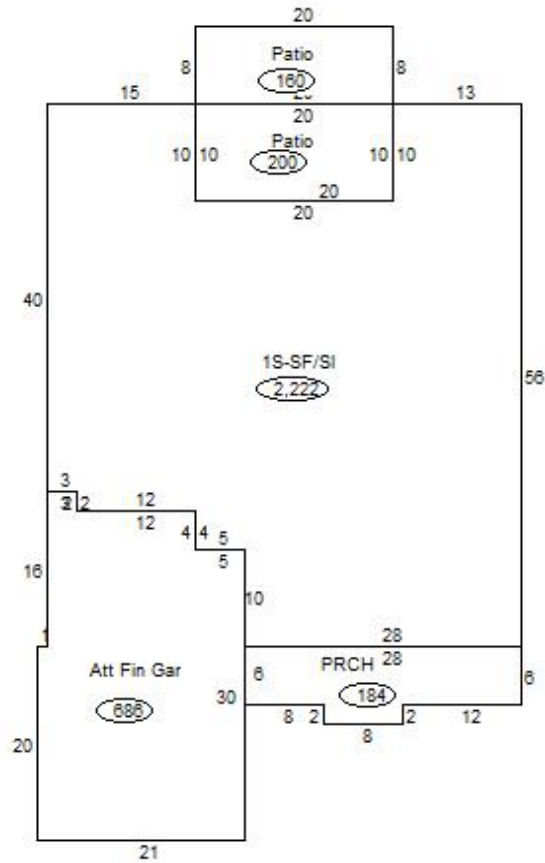
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Sketch Image

660109148



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,222	1.000	2,222
2	G	5		20	Att Fin Gar	686	1.000	686
3	M	PRCH		20	PRCH	184	1.000	184
4	M	PATC		20	Patio	200	1.000	200
5	M	PATO		20	Patio	160	1.000	160
Total Building Area						2,222		2,222