



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 660109155 Parcel ID 000959-0005-002-0-000-00 Cadastral ID 14-21-14-04390 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 16293 E 101ST ST N Subdivision WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660109155_001.JPG 6/5/2025</p>																																																															
Legal Description Lat/Long: 36.30115318 -95.79266586 LOT 2 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																																				
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Lot Data - Buildable - THE WOODLANDS AT ELM CR - DEV DEF	
Lot Size	0 0
Lot Count	1
Units Buildable	
Non-Ag Acres	0.5026
Topography	
Street Access	
Utilities	
Amenities	
Method	Units-Buildable
Base Lot Value	16,960.00 x 16,960.00 = 16,960
Factor Value	
Adjustments	
Lot Value	16,960



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,840 / 2,840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,840
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	802 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	104.68	Total Misc Impr	+ 23,742
Roofing Adj	+ 5.70	Garage Cost	+ 45,642
Subfloor Adj	+ -4.37	Total RCN	= 435,062
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,351
Plumbing Adj	+ 6.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 430,711
Adj Base Cost	= 128.76	Lot Value	+ 16,960
Total Area	x 2,840	Indicated Value	= 447,671
Adjusted Cost	= 365,678	Value Per SqFt	157.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,711		
Lot Value	16,960		
Indicated Value	447,671	157.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	447,671	157.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2025	1	6,700.26		6,700
PRCH	Porch	172268	294		294	31.96		9,396
PATC	Patio - Covered	172269	24x13		312	19.39		6,050
PATO	Patio - Open	172270	16x7		112	14.25		1,596



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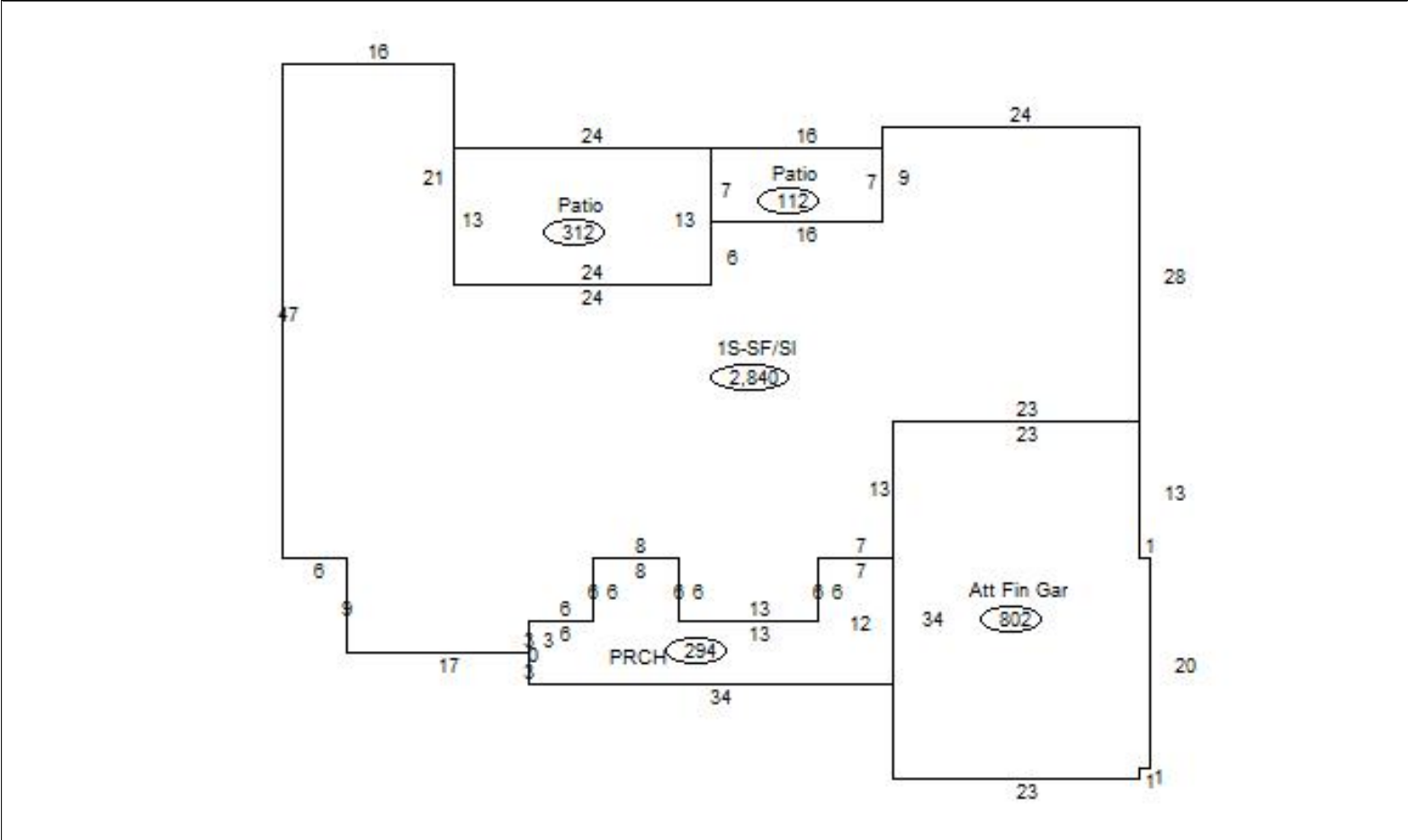
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Sketch Image

660109155



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,840	1.000	2,840
2	G	5		20	Att Fin Gar	802	1.000	802
3	M	PRCH		20	PRCH	294	1.000	294
4	M	PATC		20	Patio	312	1.000	312
5	M	PATO		20	Patio	112	1.000	112
Total Building Area						2,840		2,840