



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:21:28  
 Page 1

Assessment Data					Primary Image																																																																	
<b>Account</b> 660109157 <b>Parcel ID</b> 000959-0005-004-0-000-00 <b>Cadastral ID</b> 14-21-14-04410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 336575 ELM CREEK DEV CO LLC  12150 E 96TH ST N STE 202 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16315 E 101ST ST N <b>Subdivision</b> WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE) <b>Lot/Block</b> 0004 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>660109157_001.JPG 1/5/2026</p>																																																																	
<b>Legal Description</b> Lat/Long: 36.30114678 -95.79174494 LOT 4 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5																																																																						
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 Time 11:21:28  
 Page 2

<b>Lot Data</b> - Buildable - THE WOODLANDS AT ELM CR - DEV DEF	
Lot Size	0 0
Lot Count	1
Units Buildable	
Non-Ag Acres	0.5374
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



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	65% Frame, Siding, Wood 35% Veneer, Masonry
Base/Total Area	2,295 / 2,295
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,295
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	755 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	104.59	Total Misc Impr	+ 18,445
Roofing Adj	+ 5.22	Garage Cost	+ 35,213
Subfloor Adj	+ -3.40	Total RCN	= 347,326
Heat/Cool Adj	+ 14.47	Depreciation ( 1%)	- 3,473
Plumbing Adj	+ 7.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 343,853
Adj Base Cost	= 127.96	Lot Value	+ 16,960
Total Area	x 2,295	Indicated Value	= 360,813
Adjusted Cost	= 293,668	Value Per SqFt	157.22

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	343,853		
Lot Value	16,960		
Indicated Value	360,813	157.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	360,813	157.22	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	190965	250		250	28.64		7,160
PATC	Patio - Covered	190966	18x10		180	21.18		3,812
PATO	Patio - Open	190967	12x10		120	12.72		1,526
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947



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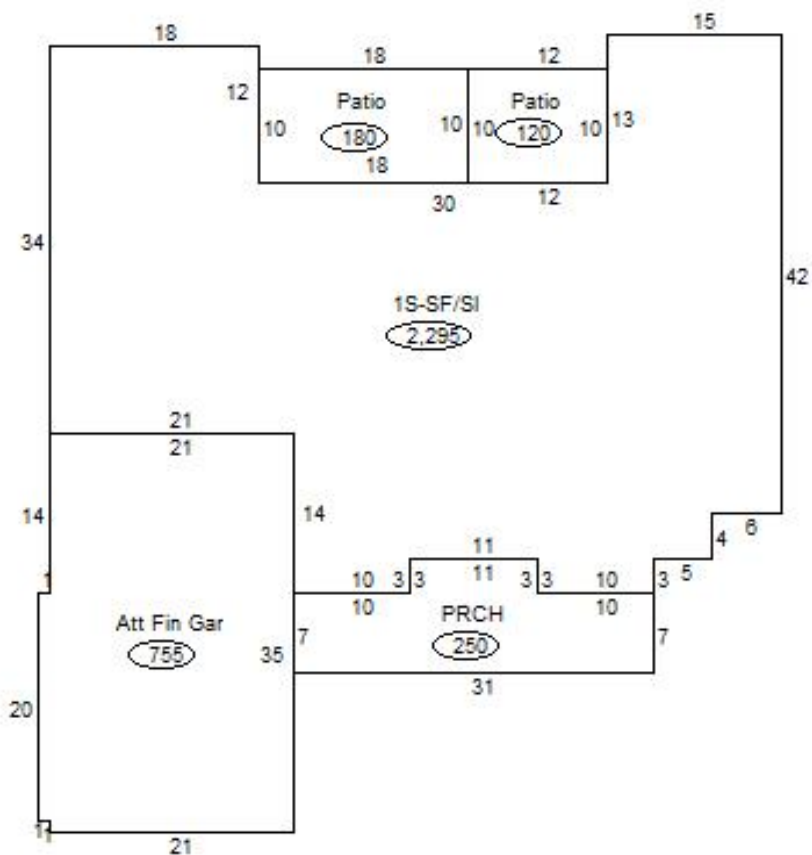
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 Page 3

Sketch Image

660109157



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,295	1.000	2,295
2	G	5		20	Att Fin Gar	755	1.000	755
3	M	PRCH		20	PRCH	250	1.000	250
4	M	PATC		20	Patio	180	1.000	180
5	M	PATO		20	Patio	120	1.000	120
<b>Total Building Area</b>						2,295		2,295