



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:21:30  
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Assessment Data				Primary Image					
Account	660109158								
Parcel ID	000959-0005-005-0-000-00								
Cadastral ID	14-21-14-04420								
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				660109158_001.JPG 9/10/2025					
Situs	16321 E 101ST ST N			660109158 09/10/25					
Subdivision	WOODLANDS AT ELM CREEK BLOCKS 1-5 (THE)			660109158_001.JPG 9/10/2025					
Lot/Block	0005 / 0005	Parcel Size	1 - Lots	660109158_001.JPG 9/10/2025					
Sec/Twn/Rng	14 / 21 / 14 / 5			660109158_001.JPG 9/10/2025					
Neighborhood	1042 - R-V03-SW OWASSO			660109158_001.JPG 9/10/2025					
School District	S021 - OWASSO SCHOOLS			660109158_001.JPG 9/10/2025					
Legal Description				Building Permits					
Lat/Long: 36.30118253 -95.79126885				660109158_001.JPG 9/10/2025					
LOT 5 BLOCK 5 THE WOODLANDS AT ELM CREEK BLOCKS 1-5				660109158_001.JPG 9/10/2025					
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%	Assessed	14,749	1,444.81	
Year Frozen		Improvements	117,120	117,120		Penalty	0		
Uncapped Value	117,120	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	134,080	134,080	14,749	Total Taxable	14,749	1,445.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109158	ELM CREEK DEV CO LLC	3	16,960	0	1,866	183.00		



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<b>Lot Data</b> - Buildable - THE WOODLANDS AT ELM CR - DEV DEF	
Lot Size	0 0
Lot Count	1
Units Buildable	
Non-Ag Acres	0.6046
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



660109158\_001.JPG 9/10/2025

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,116 / 2,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,116
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	716 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	99.96	Total Misc Impr	+ 11,398
Roofing Adj	+ 4.63	Garage Cost	+ 26,757
Subfloor Adj	+ -2.19	Total RCN	= 295,757
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	- 2,958
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 292,799
Adj Base Cost	= 121.74	Lot Value	+ 16,960
Total Area	x 2,116	Indicated Value	= 309,759
Adjusted Cost	= 257,602	Value Per SqFt	146.39

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	292,799		
Lot Value	16,960		
Indicated Value	309,759	146.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	309,759	146.39	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173858	90		90	26.65		2,399
PATC	Patio - Covered	173859	20x9		180	18.80		3,384
FPR1	Fireplace - Residential 1 Story		1	2025	1	5,615.40		5,615



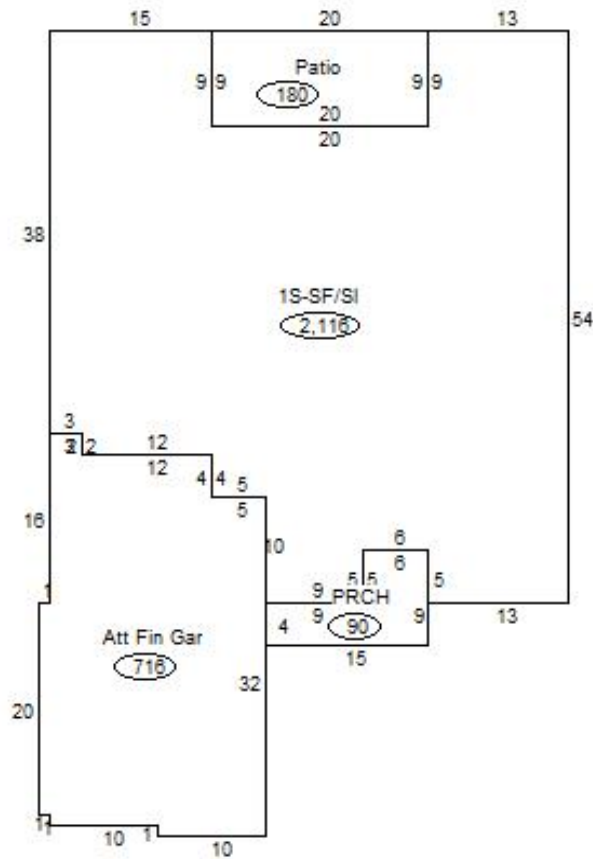
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,116	1.000	2,116
2	G	5		20	Att Fin Gar	716	1.000	716
3	M	PRCH		20	PRCH	90	1.000	90
4	M	PATC		20	Patio	180	1.000	180
<b>Total Building Area</b>						2,116		2,116