



# 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	660000484								
Parcel ID	000000-00-0-00468-004-0009								
Cadastral ID	01-21-14-01590								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	321184								
KELTNER, JOSHUA L									
6796 N HUMMINGBIRD CT OWASSO OK 74055-0000									
Parcel Location									
Situs	11715 N 190TH E AVE								
Subdivision	LOOKING GLASS ESTATE								
Lot/Block	0009 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 21 / 14 / 5								
Neighborhood	1014 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32431747 -95.76194273									
Building Permits									
LOT 9 BLOCK 4 LOOKING GLASS ESTATES									
Number	Description	Opened	Closed	Amount					
9947	R7 FOR MOVE IN SFR FROM HWY 20	02/2006	10/2006	63,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2627/137	SEC OF HUD	04/11/2017	0	3					
2605/736	WELLS FARGO BANK NA	12/20/2016		3					
2597/441	TRUST 11715 WALKER REVOC LIV-TF	11/23/2016	0	10					
2511/819	WALKER, WILLARD &	10/22/2015	0	4					
1971/342	WELLS FARGO BANK NA	07/17/2008	88,000	YES					
1943/680	IBARRA, JUAN &	03/26/2008	0	10					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2018	Land Value	25,449	23,673	11%	2,604	Assessed	17,098	1,855.78
Year Frozen	0	Improvements	139,056	131,764		14,494	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	164,505	155,437		17,098	Total Taxable	17,098	1,856.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000484	KELTNER, JOSHUA L	7	160,945	0	16,284	1,767.00		
2024	2024-660000484	KELTNER, JOSHUA L	7	174,189	0	15,509	1,711.00		
2023	2023-660000484	KELTNER, JOSHUA L	7	134,274	0	14,770	1,595.00		
2022	2022-660000484	KELTNER, JOSHUA L	7	129,194	0	13,411	1,506.00		
2021	2021-660000484	KELTNER, JOSHUA L	7	116,116	0	12,773	1,418.00		
2020	2020-660000484	KELTNER, JOSHUA L	7	114,295	0	12,572	1,394.00		
2019	2019-660000484	KELTNER, JOSHUA L	7	109,869	0	12,086	1,341.00		
2018	2018-660000484	KELTNER, JOSHUA L	7	105,792	0	11,637	1,249.00		
2017	2017-660000484	KELTNER, JOSHUA L	7	104,959	0	11,545	1,251.00		
2016	2016-660000484	TRUST 11715 WALKER REVOC LIV TRUST	7	102,096	0	11,231	1,217.00		
2015	2015-660000484	WALKER, WILLARD &	7	106,364	0	11,700	1,277.00		
2014	2014-660000484	WALKER, WILLARD &	7	108,153	0	11,210	1,233.00		
2013	2013-660000484	WALKER, WILLARD &	7	107,139	0	10,676	1,152.00		



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3158 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,756.00 x 1.85 = 25,449 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 25,449		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,485 / 1,485
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,485
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17



\\tsclient\C\TOMS PC PICS\2018-01-29 01-29-2018\01-29-2018 05 1/29/2018

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	88.27	<b>Total Misc Impr</b>	+ 5,724
<b>Roofing Adj</b>	+ 3.97	<b>Garage Cost</b>	+ 9,944
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 180,592
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 23%)</b>	- 41,536
<b>Plumbing Adj</b>	+ 8.52	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 139,056
<b>Adj Base Cost</b>	= 111.06	<b>Lot Value</b>	+ 25,449
<b>Total Area</b>	x 1,485	<b>Indicated Value</b>	= 164,505
<b>Adjusted Cost</b>	= 164,924	<b>Value Per SqFt</b>	110.78

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	160,940	108.38	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	13,910 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	139,056		
<b>Lot Value</b>	25,449		
<b>Indicated Value</b>	164,505	110.78	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	164,505	110.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1519	8x7		56	21.12		1,183
PATO	Slab Porch - Open	1520	37x16		592	7.67		4,541



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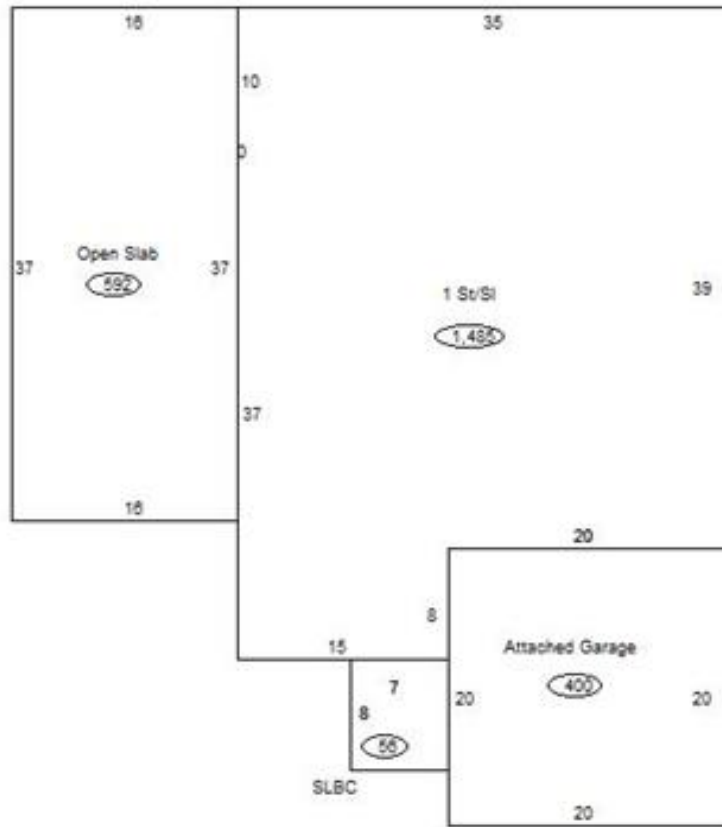
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,485	1.000	1,485
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	592	1.000	592
<b>Total Building Area</b>						1,485		1,485



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						