




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 660002293 Parcel ID 000000-00-0-00420-002-0024 Cadastral ID 03-21-14-02310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 288720 MAVEN INVESTMENTS LLC 16090 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 12105 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0024 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">06/05/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0012. 6/6/2022</p>														
Legal Description Lat/Long: 36.32951428 -95.80884173																			
LOT 24 BLOCK 2 KRISTIN HEIGHTS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	COX, KENNETH DAWAIN	06/14/2024	162,500	21										
					/	COX, KENNETH D	09/16/2021	0	4										
					2128/242	IANNACI, MICHAEL	09/20/2010	132,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2025		Land Value 65,475	65,475	11%	7,202	Assessed	21,318	2,088.31										
Year Frozen	2011		Improvements 128,330	128,330		14,116	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 193,805	193,805		21,318	Total Taxable	21,318	2,088.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002293	MAVEN INVESTMENTS LLC			16	185,959	0	20,456	2,004.00										
2024	2024-660002293	MAVEN INVESTMENTS LLC			16	127,037	1000	10,929	1,050.00										
2023	2023-660002293	COX, KENNETH DAWAIN			16	117,908	1000	10,928	1,024.00										
2022	2022-660002293	COX, KENNETH DAWAIN			16	115,227	1000	10,928	1,071.00										
2021	2021-660002293	COX, KENNETH DAWAIN			16	116,136	1000	10,928	1,057.00										
2020	2020-660002293	COX, KENNETH D			16	114,012	1000	10,928	1,056.00										
2019	2019-660002293	COX, KENNETH D			16	109,243	1000	10,928	1,056.00										
2018	2018-660002293	COX, KENNETH D			16	114,634	1000	10,928	1,017.00										
2017	2017-660002293	COX, KENNETH D			16	113,513	1000	10,929	1,028.00										
2016	2016-660002293	COX, KENNETH D			16	110,292	1000	10,929	1,029.00										
2015	2015-660002293	COX, KENNETH D			16	108,437	1000	10,928	1,036.00										
2014	2014-660002293	COX, KENNETH D			16	140,349	1000	13,241	1,267.00										
2013	2013-660002293	COX, KENNETH D			16	134,471	1000	13,242	1,240.00										



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.3766 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 103,524.00 x .63 = 65,475 Factor Value Adjustments Lot Value 65,475		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,687 / 1,687
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,687
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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Cost Approach		Manual : 01/2025	
Base Cost	93.95	Total Misc Impr	+ 1,633
Roofing Adj	+ 3.97	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 208,121
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 95,736
Plumbing Adj	+ 7.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,385
Adj Base Cost	= 115.71	Lot Value	+ 65,475
Total Area	x 1,687	Indicated Value	= 177,860
Adjusted Cost	= 195,203	Value Per SqFt	105.43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,385		
Lot Value	65,475		
Indicated Value	177,860	105.43	Per SqFt
Agland Value			
Site Improvements	15,945		
Total Value	193,805	114.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6096	5x4		20	21.23		425
PATO	SLAB PORCH - OPEN	6097	12x10		120	10.07		1,208



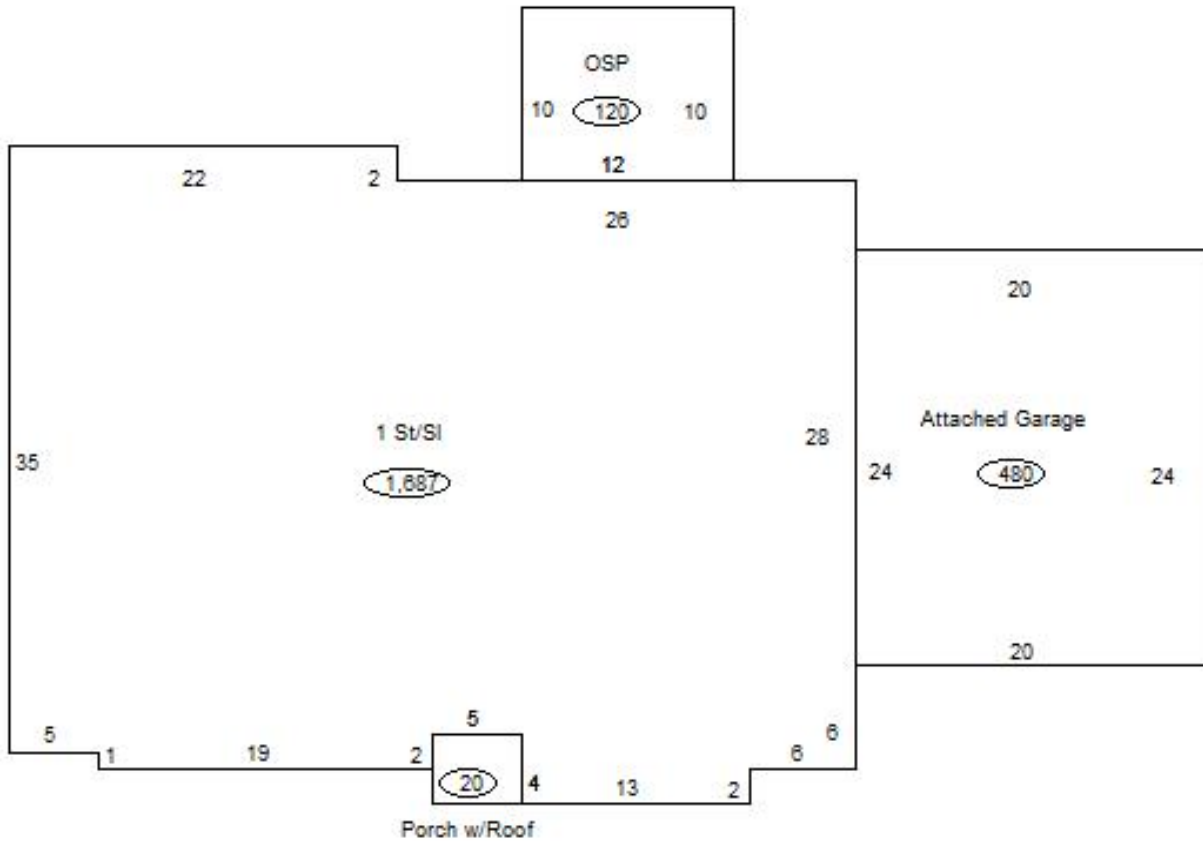
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Sketch Image

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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/Sl	1,687	1.000	1,687
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,687		1,687



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			888
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.26 x 888) 9,111		Modifier Total	RCN 9,111	Depr (75% Phys/ % Func) 6,833	RCNLD 2,278
	UTIL	SHOP BUILDING	20x24x0			480
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (29.97 x 480) 14,386		Modifier Total	RCN 14,386	Depr (5% Phys/ % Func) 719	RCNLD 13,667