



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:01:02
Page 1

Assessment Data					Primary Image				
Account	660056974				No Image On File				
Parcel ID	21N14E-13-2-00000-000-0000								
Cadastral ID	13-21-14-00150								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	324177								
ROWAN, DEREK W & CARLY A									
REVOCABLE FAMILY TRUST									
12108 E 70TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 9.81 - Acres							
Sec/Twn/Rng	13 / 21 / 14 / 2								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.30611513 -95.77410252									
TR IN N/2 NW/4 NW/4 DESC AS COMM AT NW/C OF SEC 13; TH S00-00 20E 329.63'; TH S89-42-58E 25' TO POB; TH S89-42-58E 1294.04'; TH S00- 03-23E 314.45'L TH N89-43-26W 1294.33'; TH N00-00-20W 314.63' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2701/535	PHILLIPS, TANYANIKA LASHAUNE &	03/16/2018	168,000	YES
					2397/126	ANDERSON, PATRICIA A	04/17/2014	110,000	YES
					977/45	WILLIAMS, BUFORD &	12/20/1994	35,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2019		Land Value	142,008	142,008	11%	Assessed	15,621	1,695.47
Year Frozen	0		Improvements	0	0	0	Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	142,008	142,008	15,621	Total Taxable	15,621	1,695.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660056974	ROWAN, DEREK W & CARLY A			7	142,008	0	15,621	1,695.00
2024	2024-660056974	ROWAN, DEREK W & CARLY A			7	142,008	0	15,621	1,724.00
2023	2023-660056974	ROWAN, DEREK W & CARLY A			7	178,800	0	19,668	2,124.00
2022	2022-660056974	ROWAN, DEREK W & CARLY A			7	179,790	0	19,777	2,220.00
2021	2021-660056974	ROWAN, DEREK W & CARLY A			7	179,790	0	19,777	2,195.00
2020	2020-660056974	ROWAN, DEREK W & CARLY A			7	179,790	0	18,860	2,091.00
2019	2019-660056974	ROWAN, DEREK & CARLY			7	163,290	0	17,962	1,992.00
2018	2018-660056974	ROWAN, DEREK & CARLY			7	108,860	0	11,975	1,286.00
2017	2017-660056974	PHILLIPS, TANYANIKA LASHAUNE &			7	108,860	0	11,975	1,297.00
2016	2016-660056974	PHILLIPS, TANYANIKA LASHAUNE &			7	108,860	0	11,975	1,298.00
2015	2015-660056974	PHILLIPS, TANYANIKA LASHAUNE &			7	108,860	0	11,975	1,307.00
2014	2014-660056974	PHILLIPS, TANYANIKA LASHAUNE &			7	108,860	0	4,913	540.00
2013	2013-660056974	ANDERSON, PATRICIA A			7	108,860	0	4,679	505.00



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 Page 2

Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	9.81							
Non-Ag Acres	9.7002							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	422,541.00 x .34 = 142,008							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	142,008			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	142,008			
Basement Area				Indicated Value	142,008 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	142,008 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 142,008					
Total Area	x	Indicated Value	= 142,008					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value