



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:26:44
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Assessment Data					Primary Image														
Account 660068580 Parcel ID 000000-00-0-00157-001-0018 Cadastral ID 10-21-14-01570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 272758 NELSON, KEVIN C & BECKY N REVOCABLE LIVING TRUST 15117 E 112TH CT N OWASSO OK 74055-0000 Parcel Location Situs 15117 E 112TH CT N Subdivision CHESTNUT FARMS Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-5\IMG_0007. 7/5/2022</p>														
Legal Description Lat/Long: 36.31631463 -95.80396652																			
LOT 18 BLOCK 1 CHESTNUT FARMS					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	Yes	1,000	1,000	1248/29	BRITTON HOMES, LLC	09/13/2000	169,500	Yes										
					1232/591	NELSON, KEVIN C & BECKY N	04/21/2000	0	No										
					1203/806	CHESTNUT FARMS LLC	01/15/1999	23,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2001		Land Value 81,120	65,333	11%	7,187	Assessed	34,283	3,358.36										
Year Frozen	0		Improvements 246,329	246,329		27,096	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 327,449	311,662		34,283	Total Taxable	33,283	3,260.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660068580	NELSON, KEVIN C & BECKY N			3	323,924	1000	32,284	3,163.00										
2024	2024-660068580	NELSON, KEVIN C & BECKY N			3	331,503	1000	31,315	3,008.00										
2023	2023-660068580	NELSON, KEVIN C & BECKY N			3	289,149	1000	30,374	2,846.00										
2022	2022-660068580	NELSON, KEVIN C & BECKY N			3	276,909	1000	29,460	2,886.00										
2021	2021-660068580	NELSON, KEVIN C & BECKY N			3	279,803	1000	29,778	2,881.00										
2020	2020-660068580	NELSON, KEVIN C & BECKY N			3	277,975	1000	28,971	2,799.00										
2019	2019-660068580	NELSON, KEVIN C & BECKY N			3	264,525	1000	28,098	2,716.00										
2018	2018-660068580	NELSON, KEVIN C & BECKY N			3	271,422	1000	28,856	2,686.00										
2017	2017-660068580	NELSON, KEVIN C & BECKY N			3	269,203	1000	28,138	2,647.00										
2016	2016-660068580	NELSON, KEVIN C & BECKY N			3	262,586	1000	27,288	2,569.00										
2015	2015-660068580	NELSON, KEVIN C & BECKY N			3	254,752	1000	26,465	2,510.00										
2014	2014-660068580	NELSON, KEVIN C & BECKY N			3	259,066	1000	25,664	2,457.00										
2013	2013-660068580	NELSON, KEVIN C & BECKY N			3	244,097	1000	24,888	2,331.00										



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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.517	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	66,082.00 x 1.23 = 81,120	
Factor Value		
Adjustments	1.0000	
Lot Value	81,120	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,127 / 2,127
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,127
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	582 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	283,098	133.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	418,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.26	Total Misc Impr	+ 8,279				
Roofing Adj	+ 5.30	Garage Cost	+ 22,378				
Subfloor Adj	+ -3.40	Total RCN	= 319,908				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 73,579				
Plumbing Adj	+ 8.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 246,329				
Adj Base Cost	= 135.99	Lot Value	+ 81,120				
Total Area	x 2,127	Indicated Value	= 327,449				
Adjusted Cost	= 289,251	Value Per SqFt	153.95				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,329		
Lot Value	81,120		
Indicated Value	327,449	153.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,449	153.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	83036	40		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	83037	248		248	28.64		7,103



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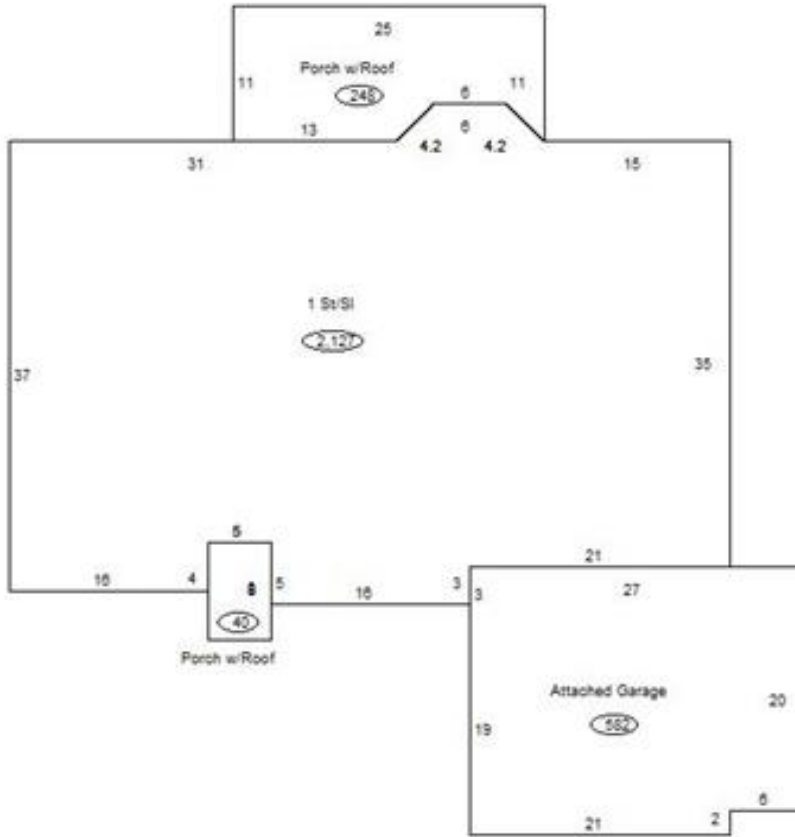
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Sketch Image

660068580



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,127	1.000	2,127
2	G	1		13	Attached Garage	582	1.000	582
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	248	1.000	248
Total Building Area						2,127		2,127