



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:28:52  
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Assessment Data					Primary Image									
Account	660088954				No Image On File									
Parcel ID	000000-00-0-00451-002-0005													
Cadastral ID	10-21-14-04370													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	272678													
SIMMONS HOMES RESIDENTIAL														
GROUP LLC														
9026 N 157 E AVE														
OWASSO OK 74055-5340														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	LAKE VALLEY II AMENDED													
Lot/Block	0005 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	10 / 21 / 14 / 5													
Neighborhood	1059 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.31466507 -95.80795400														
<b>Building Permits</b>														
LOT 5 BLOCK 2 LAKE VALLEY II AMENDED.														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2075/555	LAKE VALLEY INVESTMENT--GROUP I	03/03/2009	0	4					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	37,206	8,788	11%	967	Assessed	967	94.73					
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	37,206	8,788	967	Total Taxable	967	95.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660088954	SIMMONS HOMES RESIDENTIAL			40	37,206	0	921	90.00					
2024	2024-660088954	SIMMONS HOMES RESIDENTIAL			40	39,312	0	877	84.00					
2023	2023-660088954	SIMMONS HOMES RESIDENTIAL			40	45,000	0	835	78.00					
2022	2022-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	78.00					
2021	2021-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	77.00					
2020	2020-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	77.00					
2019	2019-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	77.00					
2018	2018-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	74.00					
2017	2017-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	75.00					
2016	2016-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	75.00					
2015	2015-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	76.00					
2014	2014-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	77.00					
2013	2013-660088954	SIMMONS HOMES RESIDENTIAL			40	7,232	0	796	75.00					



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Lot Data		Square-Foot - NBHD 1059 #1		Primary Image				
Lot Size	52 x 135							
Lot Count	1							
Units Buildable	1							
Non-Ag Acres								
Topography	LOW							
Street Access	PAVED							
Utilities	ALL							
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	7,020.00 x 5.30 = 37,206							
Factor Value								
Adjustments	1.0000							
Lot Value	37,206							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/	<b>GRM Approach</b>						
Style		GRM Code						
HVAC		Gross Rent 0.00						
Roof Cover		Indicated Value						
Area on Slab		<b>Multiple Regression</b>						
Fixture/RghIn	/	MRA Code						
Bed/F/H Bath	/ /	Adusted R						
Basement Area		Indicated Value						
Garage Type		<b>Direct Comparables</b>						
Remodel		Selection Model A Adam Test						
Year/Eff Age	/	Adjustment Model 1 2022 Residential						
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	37,206				
Total Area	x	Indicated Value	=	37,206				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value	37,206							
Indicated Value	37,206	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	37,206	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value