



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 660091646 Parcel ID 000000-00-0-00449-012-0002 Cadastral ID 10-21-14-03600 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347011 HOWARD, ALEC 10705 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10705 N 153RD E AVE Subdivision LAKE VALLEY III Lot/Block 0002 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-8\IMG_0007. 8/8/2022</p>														
Legal Description Lat/Long: 36.30864398 -95.80650354																			
LOT 2 BLOCK 12 LAKE VALLEY III.					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>11-0222X</td> <td>R12-NEW 1522 SQ FT SFR</td> <td>05/2011</td> <td>07/2011</td> <td>91,320</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	11-0222X	R12-NEW 1522 SQ FT SFR	05/2011	07/2011	91,320
Number	Description	Opened	Closed	Amount															
11-0222X	R12-NEW 1522 SQ FT SFR	05/2011	07/2011	91,320															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	MATHEWS, TATE HENRY &	04/28/2025	269,000	YES										
					/	LEGACY SALES & LEASING LLC	04/20/2023	250,000	YES										
					2266/754	SIMMONS HOMES RESIDENTIAL	08/16/2012	0	5										
					2110/417	LAKE VALLEY INVESTMENT-GROUP I	06/28/2010	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2026	Land Value	92,745	92,745	11%	10,202	Assessed	29,591	2,898.73										
Year Frozen	0	Improvements	176,262	176,262		19,389	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	269,007	269,007		29,591	Total Taxable	29,591	2,899.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660091646	HOWARD, ALEC			40	233,795	1000	24,717	2,421.00										
2024	2024-660091646	MATHEWS, TATE HENRY &			40	250,008	1000	26,501	2,546.00										
2023	2023-660091646	MATHEWS, TATE HENRY &			40	210,085	0	20,874	1,956.00										
2022	2022-660091646	LEGACY SALES & LEASING LLC			40	201,892	0	19,880	1,948.00										
2021	2021-660091646	LEGACY SALES & LEASING LLC			40	172,752	0	18,933	1,832.00										
2020	2020-660091646	LEGACY SALES & LEASING LLC			40	163,924	0	18,032	1,744.00										
2019	2019-660091646	LEGACY SALES & LEASING LLC			40	157,705	0	17,348	1,680.00										
2018	2018-660091646	LEGACY SALES & LEASING LLC			40	157,458	0	17,320	1,615.00										
2017	2017-660091646	LEGACY SALES & LEASING LLC			40	156,293	0	17,192	1,618.00										
2016	2016-660091646	LEGACY SALES & LEASING LLC			40	124,256	0	6,464	611.00										
2015	2015-660091646	LEGACY SALES & LEASING LLC			40	127,616	0	6,156	587.00										
2014	2014-660091646	LEGACY SALES & LEASING LLC			40	128,807	0	5,863	565.00										
2013	2013-660091646	LEGACY SALES & LEASING LLC			40	119,981	0	5,584	526.00										



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1446	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,301.00 x 5.30 = 33,395	
Factor Value		
Adjustments	2.7772	
Lot Value	92,745	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11



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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	193,315	127.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	225,200 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.62	Total Misc Impr	+	1,879	
Roofing Adj	+ 4.49	Garage Cost	+	11,700	
Subfloor Adj	+ -1.15	Total RCN	=	200,298	
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	24,036	
Plumbing Adj	+ 9.25	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	176,262	
Adj Base Cost	= 122.68	Lot Value	+	92,745	
Total Area	x 1,522	Indicated Value	=	269,007	
Adjusted Cost	= 186,719	Value Per SqFt		176.75	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,262		
Lot Value	92,745		
Indicated Value	269,007	176.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,007	176.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111475	11x6		66	24.06		1,588
PRCH	SLAB PORCH - COVERED	111477	6x2		12	24.23		291



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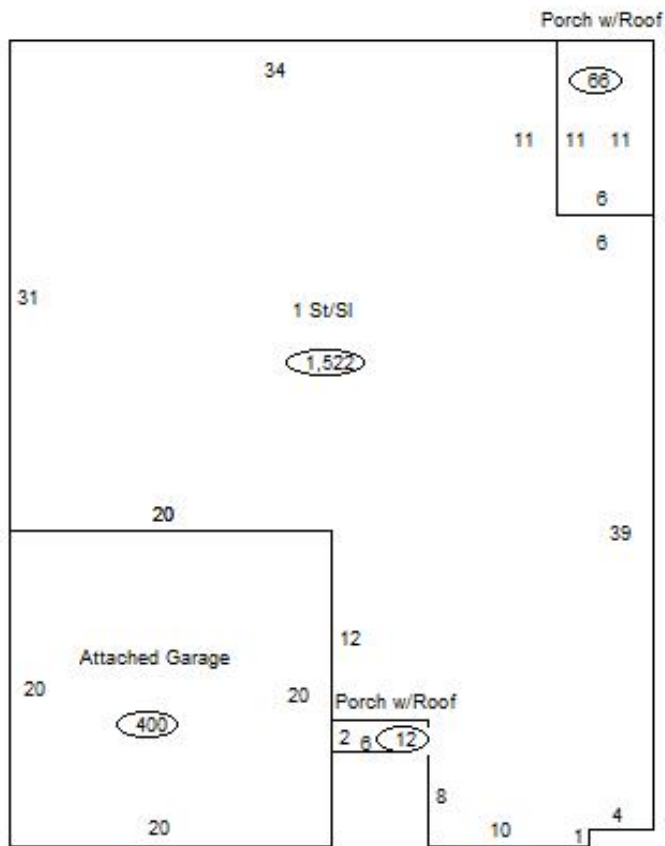
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Sketch Image

660091646



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	66	1.000	66
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,522		1,522