



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 660091665 Parcel ID 000000-00-0-00449-012-0021 Cadastral ID 10-21-14-03790 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347260 BALLARD, MONIQUE 10716 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10716 N 154TH E AVE Subdivision LAKE VALLEY III Lot/Block 0021 / 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\2022-8-5\IMG_0023. 8/5/2022</p>														
Legal Description Lat/Long: 36.30889221 -95.80583089																			
LOT 21 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>11-0227X</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	11-0227X	R12-NEW 1522 SQ FT SFR	05/2011	07/2011	91,320
Number	Description	Opened	Closed	Amount															
11-0227X	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										
					/	LEITCH, ALEXANDER W	06/02/2025	252,500	YES										
					2309/33	CULVER, DONNA J	03/01/2013	148,000	YES										
					2187/925	SIMMONS HOMES RESIDENTIAL	08/10/2011	144,500	YES										
					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 76,247	76,247	11%	8,387	Assessed	27,776	2,720.94										
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 252,509	252,509		27,776	Total Taxable	27,776	2,721.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660091665	BALLARD, MONIQUE			40	207,246	0	21,597	2,116.00										
2024	2024-660091665	LEITCH, ALEXANDER W &			40	221,832	0	20,568	1,976.00										
2023	2023-660091665	LEITCH, ALEXANDER W &			40	196,963	0	19,589	1,836.00										
2022	2022-660091665	LEITCH, ALEXANDER W &			40	188,648	0	18,656	1,828.00										
2021	2021-660091665	LEITCH, ALEXANDER W &			40	162,169	0	17,768	1,719.00										
2020	2020-660091665	LEITCH, ALEXANDER W &			40	153,837	0	16,922	1,637.00										
2019	2019-660091665	LEITCH, ALEXANDER W &			40	148,083	0	16,289	1,577.00										
2018	2018-660091665	LEITCH, ALEXANDER W &			40	149,104	0	16,401	1,529.00										
2017	2017-660091665	LEITCH, ALEXANDER W &			40	147,960	0	16,276	1,532.00										
2016	2016-660091665	LEITCH, ALEXANDER W &			40	144,481	0	15,893	1,502.00										
2015	2015-660091665	LEITCH, ALEXANDER W &			40	147,657	0	16,242	1,549.00										
2014	2014-660091665	LEITCH, ALEXANDER W &			40	148,781	0	16,366	1,577.00										
2013	2013-660091665	LEITCH, ALEXANDER W &			40	148,219	0	16,304	1,536.00										



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Lot Data		Square-Foot - NBHD 1059 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.1642				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	7,153.00 x 5.30 = 37,911				
Factor Value					
Adjustments	2.0112				
Lot Value	76,247				
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-5\IMG_0023. 8/5/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,522 / 1,522			Adusted R 0.8445	
Style	100% One Story			Indicated Value 193,315 127.01 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,522			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 200,060 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	400 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 176,262	
Year/Eff Age	2011 / 11			Lot Value 76,247	
Cost Approach		Manual : 01/2025		Indicated Value 252,509 165.91 Per SqFt	
Base Cost	98.62	Total Misc Impr	+ 1,879	Agland Value	
Roofing Adj	+ 4.49	Garage Cost	+ 11,700	Site Improvements	
Subfloor Adj	+ -1.15	Total RCN	= 200,298	Total Value 252,509 165.91 Total Value Per SqFt	
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	+ 76,247		
Total Area	x 1,522	Indicated Value	= 252,509		
Adjusted Cost	= 186,719	Value Per SqFt	165.91		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	111554	11x6		66	24.06	1,588
PRCH	SLAB PORCH - COVERED	111556	6x2		12	24.23	291



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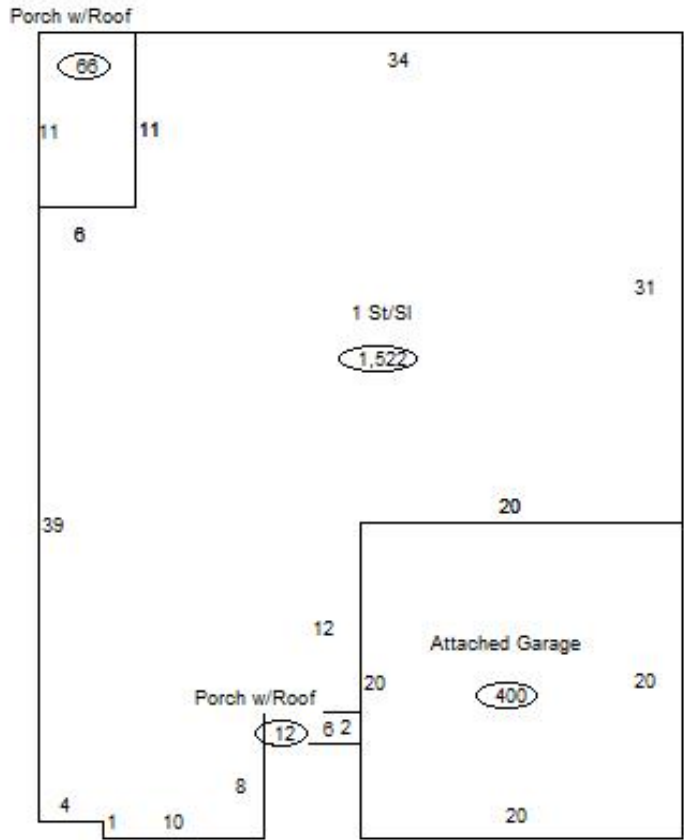
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Sketch Image

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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	1,522	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