



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:21:36
Page 1

Assessment Data					Primary Image				
Account 660092884 Parcel ID 000000-00-0-00454-006-0003 Cadastral ID 10-21-14-04910 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 337113 COLT INVESTMENTS LLC 11003 E 67TH ST TULSA OK 74133-0000 Parcel Location Situs 15100 E 110TH ST N Subdivision LAKE VALLEY IV Lot/Block 0003 / 0006 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\2022-8-9\IMG_0056. 8/9/2022</p>				
Legal Description Lat/Long: 36.31340290 -95.80571481									
LOT 3 BLOCK 6 LAKE VALLEY IV					Building Permits				
					Number	Description	Opened	Closed	Amount
					11-0307X	R14-NEW 1512 SQ F SFR	02/2013	05/2013	105,160
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	COLT, AUSTEN DALE &	01/05/2022	0	4
					/	CHAPMAN, KRISTEN N	09/14/2021	200,000	YES
					2493/906	CHAPMAN, DAXON O & KRISTEN N	12/17/2013	0	4
					2324/177	SIMMONS HOMES RESIDENTIAL	04/26/2013	152,500	YES
					2208/473	LAKE VALLEY INVESTMENT GROUP L	11/07/2011	1,312,000	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2022	Land Value	40,089	40,089	11%	4,410	Assessed	25,468	2,494.85
Year Frozen	0	Improvements	194,048	191,436		21,058	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	234,137	231,525		25,468	Total Taxable	25,468	2,495.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660092884	COLT INVESTMENTS LLC			40	228,301	0	24,255	2,376.00
2024	2024-660092884	COLT INVESTMENTS LLC			40	243,725	0	23,100	2,219.00
2023	2023-660092884	COLT INVESTMENTS LLC			40	200,000	0	22,000	2,062.00
2022	2022-660092884	COLT INVESTMENTS LLC			40	200,000	0	22,000	2,155.00
2021	2021-660092884	CHAPMAN, KRISTEN N			40	175,916	0	19,351	1,872.00
2020	2020-660092884	CHAPMAN, KRISTEN N			40	171,252	0	18,838	1,822.00
2019	2019-660092884	CHAPMAN, KRISTEN N			40	164,600	0	18,106	1,753.00
2018	2018-660092884	CHAPMAN, KRISTEN N			40	165,495	0	18,204	1,698.00
2017	2017-660092884	CHAPMAN, KRISTEN N			40	164,152	0	18,057	1,699.00
2016	2016-660092884	CHAPMAN, KRISTEN N			40	160,194	0	17,621	1,665.00
2015	2015-660092884	CHAPMAN, KRISTEN N			40	155,618	0	17,118	1,632.00
2014	2014-660092884	CHAPMAN, DAXON O & KRISTEN N			40	155,683	0	17,125	1,650.00
2013	2013-660092884	CHAPMAN, DAXON O & KRISTEN N			40	3,142	0	346	33.00



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Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1736	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,564.00 x 5.30 = 40,089	
Factor Value		
Adjustments	1.0000	
Lot Value	40,089	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,722	127.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	209,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,048		
Lot Value	40,089		
Indicated Value	234,137	150.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,137	150.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.26	Total Misc Impr	+	5,679			
Roofing Adj	+ 4.48	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	218,031			
Heat/Cool Adj	+ 11.47	Depreciation (11%)	-	23,983			
Plumbing Adj	+ 9.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	194,048			
Adj Base Cost	= 129.12	Lot Value	+	40,089			
Total Area	x 1,554	Indicated Value	=	234,137			
Adjusted Cost	= 200,652	Value Per SqFt		150.67			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117596	13x11		143	23.79		3,402
PRCH	SLAB PORCH - COVERED	117598	95		95	23.97		2,277

