



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:33:52
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Assessment Data					Primary Image																																																	
Account 660092903 Parcel ID 000000-00-0-00454-007-0002 Cadastral ID 10-21-14-05100 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 304061 SPOON, RONNIE M & WENDY D 10905 N 151 E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 10905 N 151ST E AVE Subdivision LAKE VALLEY IV Lot/Block 0002 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.31202051 -95.80614495					Building Permits																																																	
LOT 2 BLOCK 7 LAKE VALLEY IV					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2147/216	CAPITAL HOMES RES GROUP-LLC	12/15/2010	149,000	YES																																													
					2124/602	LAKE VALLEY INVESTMENT-GROUP I	07/28/2010	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value</td> <td>32,807</td> <td>32,807</td> <td>11%</td> <td>3,609</td> <td>Assessed</td> <td>20,696 2,027.38</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>175,253</td> <td>155,336</td> <td> </td> <td>17,087</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>208,060</td> <td>188,143</td> <td> </td> <td>20,696</td> <td>Total Taxable</td> <td>19,696 1,929.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2011	Land Value	32,807	32,807	11%	3,609	Assessed	20,696 2,027.38	Year Frozen	0	Improvements	175,253	155,336		17,087	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	208,060	188,143		20,696	Total Taxable	19,696 1,929.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660092903	SPOON, RONNIE M &	40	202,879	1000	19,093	1,870.00																																															
2024	2024-660092903	SPOON, RONNIE M &	40	215,757	1000	18,508	1,778.00																																															
2023	2023-660092903	SPOON, RONNIE M &	40	197,671	1000	17,939	1,681.00																																															
2022	2022-660092903	SPOON, RONNIE M &	40	187,668	1000	17,388	1,704.00																																															
2021	2021-660092903	SPOON, RONNIE M &	40	163,409	1000	16,853	1,630.00																																															
2020	2020-660092903	SPOON, RONNIE M &	40	160,345	1000	16,333	1,580.00																																															
2019	2019-660092903	SPOON, RONNIE M &	40	152,981	1000	15,828	1,533.00																																															
2018	2018-660092903	SPOON, RONNIE M &	40	153,581	1000	15,894	1,482.00																																															
2017	2017-660092903	SPOON, RONNIE M &	40	152,383	1000	15,762	1,483.00																																															
2016	2016-660092903	SPOON, RONNIE M &	40	148,673	1000	15,354	1,451.00																																															
2015	2015-660092903	SPOON, RONNIE M &	40	145,792	1000	15,037	1,434.00																																															
2014	2014-660092903	SPOON, RONNIE M &	40	144,530	1000	14,898	1,435.00																																															
2013	2013-660092903	SPOON, RONNIE M &	40	152,459	1000	15,414	1,453.00																																															



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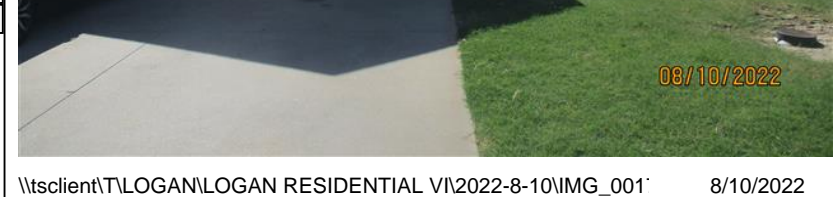
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1421	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,190.00 x 5.30 = 32,807	
Factor Value		
Adjustments	1.0000	
Lot Value	32,807	

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	1,490 / 1,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,490
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG_001' 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,716	127.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	197,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.07	Total Misc Impr	+	8,276			
Roofing Adj	+ 4.52	Garage Cost	+	11,700			
Subfloor Adj	+ -1.16	Total RCN	=	203,782			
Heat/Cool Adj	+ 11.47	Depreciation (14%)	-	28,529			
Plumbing Adj	+ 9.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,253			
Adj Base Cost	= 123.36	Lot Value	+	32,807			
Total Area	x 1,490	Indicated Value	=	208,060			
Adjusted Cost	= 183,806	Value Per SqFt		139.64			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,253		
Lot Value	32,807		
Indicated Value	208,060	139.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	208,060	139.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112193	25x8		200	23.56		4,712
PRCH	SLAB PORCH - COVERED	112195	150		150	23.76		3,564



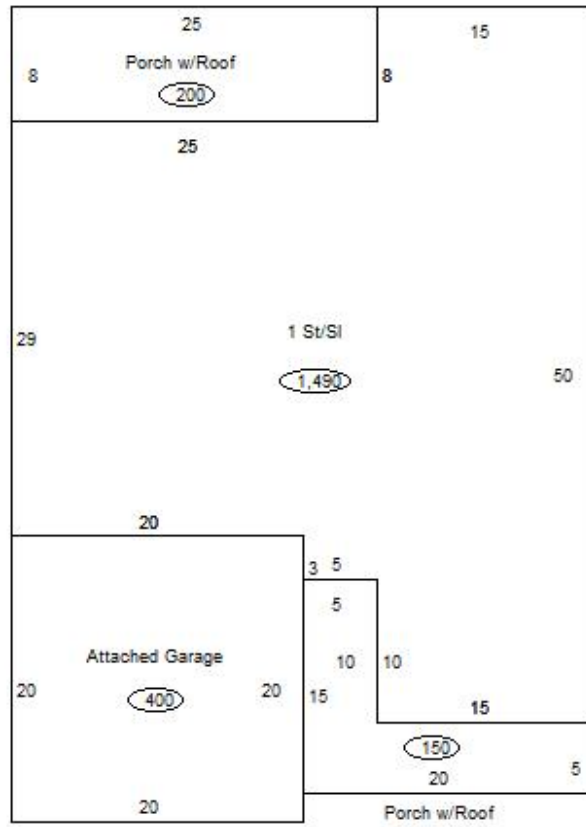
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Sketch Image

660092903



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,490	1.000	1,490
2	M	PRCH		13	SLBC	200	1.000	200
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,490		1,490