




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660092915 <b>Parcel ID</b> 000000-00-0-00454-007-0014 <b>Cadastral ID</b> 10-21-14-05220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 348349 SORY, ANDREA  15304 E 109TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 15304 E 109TH PL N <b>Subdivision</b> LAKE VALLEY IV <b>Lot/Block</b> 0014 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG_000! 8/10/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31251596 -95.80364807																			
LOT 14 BLOCK 7 LAKE VALLEY IV					<b>Building Permits</b> <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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	CALDWELL, JOHN &	09/23/2025	230,000	YES										
					2149/220	CAPITAL HOMES RES GROUP-LLC	12/22/2010	133,000	YES										
					2124/602	LAKE VALLEY INVESTMENT-GROUP I	07/28/2010	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	71,102	71,102	11%	7,821	<b>Assessed</b>	25,300										
<b>Year Frozen</b>	0		<b>Improvements</b>	158,899	158,899		17,479	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	230,001	230,001		25,300	<b>Total Taxable</b>	25,300										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660092915	CALDWELL, JOHN &			40	202,645	0	21,285	2,085.00										
2024	2024-660092915	CALDWELL, JOHN &			40	216,329	0	20,272	1,948.00										
2023	2023-660092915	CALDWELL, JOHN &			40	192,531	0	19,306	1,809.00										
2022	2022-660092915	CALDWELL, JOHN &			40	184,163	0	18,387	1,801.00										
2021	2021-660092915	CALDWELL, JOHN &			40	159,199	0	17,512	1,694.00										
2020	2020-660092915	CALDWELL, JOHN &			40	156,127	0	17,174	1,661.00										
2019	2019-660092915	CALDWELL, JOHN &			40	149,041	0	16,395	1,588.00										
2018	2018-660092915	CALDWELL, JOHN &			40	149,718	0	16,469	1,536.00										
2017	2017-660092915	CALDWELL, JOHN &			40	148,562	0	16,342	1,538.00										
2016	2016-660092915	CALDWELL, JOHN &			40	144,906	0	15,940	1,506.00										
2015	2015-660092915	CALDWELL, JOHN &			40	142,130	0	15,634	1,491.00										
2014	2014-660092915	CALDWELL, JOHN &			40	143,188	0	15,751	1,517.00										
2013	2013-660092915	CALDWELL, JOHN &			40	140,178	0	15,405	1,452.00										



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1668		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,266.00 x 5.30 = 38,510		
Factor Value			
Adjustments	1.8463		
Lot Value	71,102		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG\_000: 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,324 / 1,324
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,324
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	179,533	135.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	206,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.67	Total Misc Impr	+ 3,168				
Roofing Adj	+ 4.55	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.17	Total RCN	= 180,567				
Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 21,668				
Plumbing Adj	+ 10.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 158,899				
Adj Base Cost	= 125.15	Lot Value	+ 71,102				
Total Area	x 1,324	Indicated Value	= 230,001				
Adjusted Cost	= 165,699	Value Per SqFt	173.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,899		
Lot Value	71,102		
Indicated Value	230,001	173.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,001	173.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112218	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	112219	10x10		100	23.95		2,395



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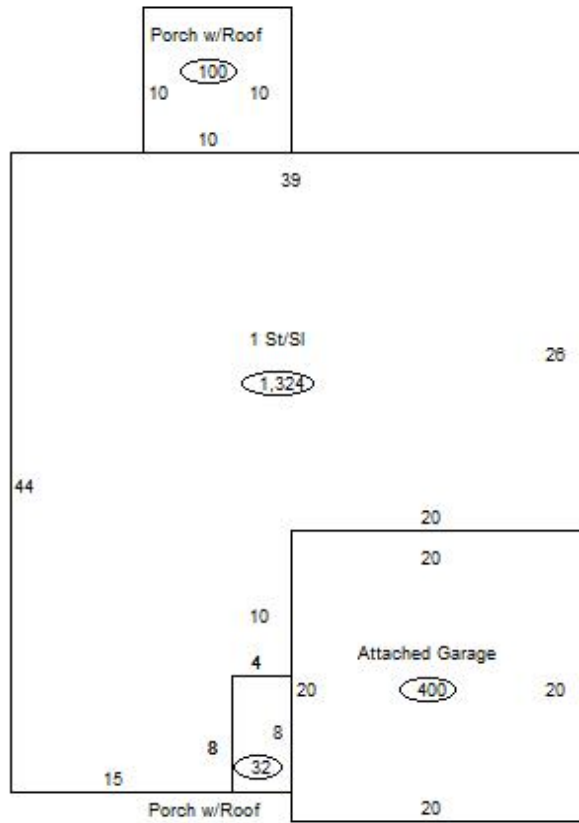
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Sketch Image

660092915



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,324	1.000	1,324
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	100	1.000	100
<b>Total Building Area</b>						1,324		1,324