



# 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	660092920								
Parcel ID	000000-00-0-00454-007-0019								
Cadastral ID	10-21-14-05270								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	333993								
GOULD, JOSHUA HARRY									
15201 E 109TH ST OWASSO OK 74055-0000									
Parcel Location									
Situs	15201 E 109TH ST N								
Subdivision	LAKE VALLEY IV								
Lot/Block	0019 / 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 Lat/Long: 36.31227644 -95.80467464									
Building Permits									
LOT 19 BLOCK 7 LAKE VALLEY IV									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HENDRICKSON, GARRETT D &	03/23/2021	212,500	YES
					2149/293	CAPITAL HOMES RES GROUP-LLC	12/21/2010	164,000	YES
					2124/602	LAKE VALLEY INVESTMENT-GROUP I	07/28/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022	Land Value	35,314	35,314	11%	3,885	Assessed	27,060	2,650.80
Year Frozen	0	Improvements	214,400	210,681		23,175	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	249,714	245,995		27,060	Total Taxable	27,060	2,651.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092920	GOULD, JOSHUA HARRY	40	241,215	0	25,771	2,525.00		
2024	2024-660092920	GOULD, JOSHUA HARRY	40	257,913	0	24,544	2,358.00		
2023	2023-660092920	GOULD, JOSHUA HARRY	40	212,500	0	23,375	2,190.00		
2022	2022-660092920	GOULD, JOSHUA HARRY	40	212,500	0	23,375	2,290.00		
2021	2021-660092920	GOULD, JOSHUA HARRY	40	193,080	0	21,239	2,055.00		
2020	2020-660092920	HENDRICKSON, GARRETT D &	40	189,777	0	20,871	2,019.00		
2019	2019-660092920	HENDRICKSON, GARRETT D &	40	180,698	0	19,877	1,925.00		
2018	2018-660092920	HENDRICKSON, GARRETT D &	40	181,931	1000	19,012	1,773.00		
2017	2017-660092920	HENDRICKSON, GARRETT D &	40	180,513	1000	18,856	1,774.00		
2016	2016-660092920	HENDRICKSON, GARRETT D &	40	175,873	1000	18,346	1,734.00		
2015	2015-660092920	HENDRICKSON, GARRETT D &	40	172,246	1000	17,947	1,711.00		
2014	2014-660092920	HENDRICKSON, GARRETT D &	40	173,650	1000	17,694	1,705.00		
2013	2013-660092920	HENDRICKSON, GARRETT D &	40	168,439	1000	17,149	1,616.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.153		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,663.00 x 5.30 = 35,314		
Factor Value			
Adjustments	1.0000		
Lot Value	35,314		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,820 / 1,820
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,820
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,797	131.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	237,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.80	Total Misc Impr	+ 3,830				
Roofing Adj	+ 4.69	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.43	Total RCN	= 243,636				
Heat/Cool Adj	+ 12.64	Depreciation ( 12%)	- 29,236				
Plumbing Adj	+ 8.53	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,400				
Adj Base Cost	= 123.23	Lot Value	+ 35,314				
Total Area	x 1,820	Indicated Value	= 249,714				
Adjusted Cost	= 224,279	Value Per SqFt	137.21				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,400		
Lot Value	35,314		
Indicated Value	249,714	137.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,714	137.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112235	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	112236	15x8		120	26.55		3,186



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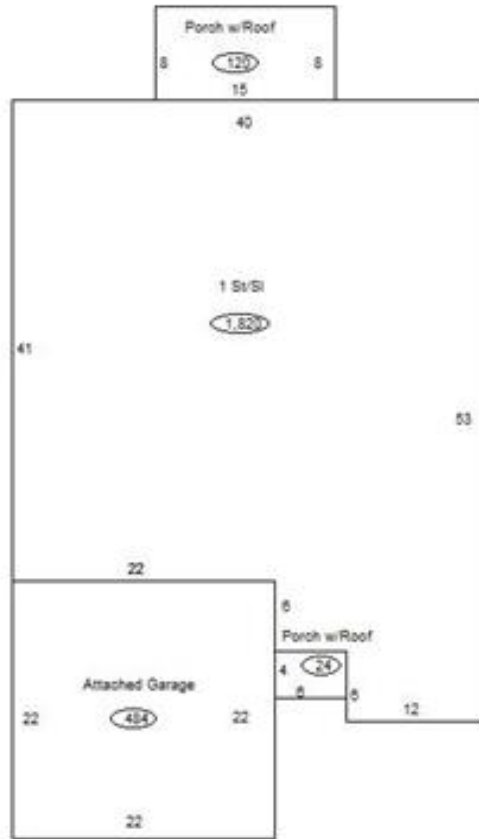
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### Sketch Image

660092920



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,820	1.000	1,820
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>1,820</b>		<b>1,820</b>