



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660095812								
Parcel ID	000000-00-0-00457-001-0003								
Cadastral ID	10-21-14-05670								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	293363								
LEGACY SALES & LEASING LLC									
12150 E 96TH ST N STE 200 OWASSO OK 74055-0000									
Parcel Location									
Situs	11108 N 145TH E PL								
Subdivision	LAKE VALLEY V PHASE I								
Lot/Block	0003 / 0001	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: 36.31570358 -95.81200157									
LAKE VALLEY V - PHASE 1 BLOCK 1 LOT 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
16-0316-X	R17-NEW 1849 SQ FT SFR	04/2016	01/2017	123,695					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2628/251	SIMMONS HOMES RESIDENTIAL	03/29/2017	167,000	4					
2336/323	LAKE VALLEY INVESTMENT	06/19/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	34,386	34,386	11%	3,782	Assessed	29,719 2,911.27	
Year Frozen	0	Improvements	242,311	235,795		25,937	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	276,697	270,181		29,719	Total Taxable	29,719 2,911.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095812	LEGACY SALES & LEASING LLC	40	269,424	0	28,304	2,773.00		
2024	2024-660095812	LEGACY SALES & LEASING LLC	40	288,527	0	26,957	2,590.00		
2023	2023-660095812	LEGACY SALES & LEASING LLC	40	255,572	0	25,674	2,406.00		
2022	2022-660095812	LEGACY SALES & LEASING LLC	40	247,598	0	24,451	2,395.00		
2021	2021-660095812	LEGACY SALES & LEASING LLC	40	211,696	0	23,287	2,253.00		
2020	2020-660095812	LEGACY SALES & LEASING LLC	40	204,412	0	22,468	2,173.00		
2019	2019-660095812	LEGACY SALES & LEASING LLC	40	194,528	0	21,398	2,072.00		
2018	2018-660095812	LEGACY SALES & LEASING LLC	40	196,274	0	8,566	799.00		
2017	2017-660095812	LEGACY SALES & LEASING LLC	40	96,081	0	8,159	768.00		
2016	2016-660095812	SIMMONS HOMES RESIDENTIAL	40	30,000	0	847	80.00		
2015	2015-660095812	SIMMONS HOMES RESIDENTIAL	40	37,000	0	807	77.00		
2014	2014-660095812	SIMMONS HOMES RESIDENTIAL	40	6,985	0	768	74.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1489		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,488.00 x 5.30 = 34,386		
Factor Value			
Adjustments	1.0000		
Lot Value	34,386		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-18\IMG_001' 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,850 / 1,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,075	133.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.26	Total Misc Impr	+ 3,690
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 263,382
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 21,071
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,311
Adj Base Cost	= 132.78	Lot Value	+ 34,386
Total Area	x 1,850	Indicated Value	= 276,697
Adjusted Cost	= 245,643	Value Per SqFt	149.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,311		
Lot Value	34,386		
Indicated Value	276,697	149.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,697	149.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130884	15x6		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	130885	5x5		25	26.85		671
PATO	SLAB PORCH - OPEN	130886	9x6		54	11.48		620



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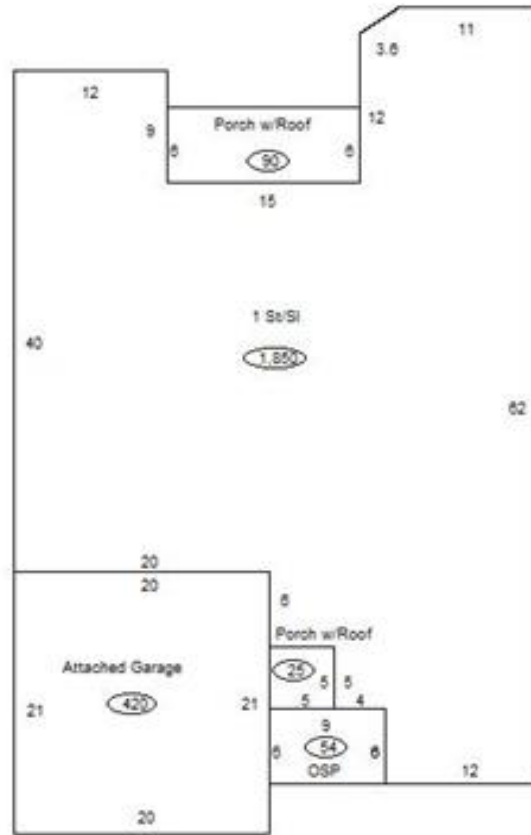
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Sketch Image

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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	1,850	1.000	1,850
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	25	1.000	25
5	M	PATO		13	Open Slab	54	1.000	54
Total Building Area						1,850		1,850