



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:36:13
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095830 Parcel ID 000000-00-0-00457-001-0021 Cadastral ID 10-21-14-05850 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 337116 WCHC PROPERTIES LLC 9878 N 145TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 14612 E 111TH PL N Subdivision LAKE VALLEY V PHASE I Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-03-16 03-16-2018\03-16-2018 06 3/19/2018</p>																																																																																																												
Legal Description Lat/Long: 36.31557019 -95.80948067 LAKE VALLEY V - PHASE 1 BLOCK 1 LOT 21																																																																																																																	
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <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>13-1022X</td> <td>R15-NEW 1522 SQ FT SFR</td> <td>11/2013</td> <td>09/2014</td> <td>105,710</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	13-1022X	R15-NEW 1522 SQ FT SFR	11/2013	09/2014	105,710																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
Number	Description	Opened	Closed	Amount																																																																																																													
13-1022X	R15-NEW 1522 SQ FT SFR	11/2013	09/2014	105,710																																																																																																													
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>2023</td> <td>Land Value 31,736</td> <td>31,736</td> <td>11%</td> <td>3,491</td> <td>Assessed</td> <td>27,440</td> <td>2,688.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 217,720</td> <td>217,720</td> <td></td> <td>23,949</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 249,456</td> <td>249,456</td> <td></td> <td>27,440</td> <td>Total Taxable</td> <td>27,440</td> <td>2,688.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value 31,736	31,736	11%	3,491	Assessed	27,440	2,688.02	Year Frozen	0	Improvements 217,720	217,720		23,949	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 249,456	249,456		27,440	Total Taxable	27,440	2,688.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WEAVER, WOODROW B &</td> <td>01/07/2022</td> <td>236,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>IHDE, ERIC & MELISSA</td> <td>07/24/2020</td> <td>197,000</td> <td>YES</td> </tr> <tr> <td>2390/420</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>03/14/2014</td> <td>163,000</td> <td>YES</td> </tr> <tr> <td>2336/323</td> <td>LAKE VALLEY INVESTMENT</td> <td>06/19/2013</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	WEAVER, WOODROW B &	01/07/2022	236,000	YES	/	IHDE, ERIC & MELISSA	07/24/2020	197,000	YES	2390/420	SIMMONS HOMES RESIDENTIAL	03/14/2014	163,000	YES	2336/323	LAKE VALLEY INVESTMENT	06/19/2013	0	4																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																									
Remove Cap	2023	Land Value 31,736	31,736	11%	3,491	Assessed	27,440	2,688.02																																																																																																									
Year Frozen	0	Improvements 217,720	217,720		23,949	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																									
TIF Project ID	0	Total Value 249,456	249,456		27,440	Total Taxable	27,440	2,688.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	WEAVER, WOODROW B &	01/07/2022	236,000	YES																																																																																																													
/	IHDE, ERIC & MELISSA	07/24/2020	197,000	YES																																																																																																													
2390/420	SIMMONS HOMES RESIDENTIAL	03/14/2014	163,000	YES																																																																																																													
2336/323	LAKE VALLEY INVESTMENT	06/19/2013	0	4																																																																																																													
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095830</td><td>WCHC PROPERTIES LLC</td><td>40</td><td>241,198</td><td>0</td><td>26,532</td><td>2,599.00</td></tr> <tr><td>2024</td><td>2024-660095830</td><td>WCHC PROPERTIES LLC</td><td>40</td><td>257,914</td><td>0</td><td>27,258</td><td>2,619.00</td></tr> <tr><td>2023</td><td>2023-660095830</td><td>WCHC PROPERTIES LLC</td><td>40</td><td>236,000</td><td>0</td><td>25,960</td><td>2,433.00</td></tr> <tr><td>2022</td><td>2022-660095830</td><td>WCHC PROPERTIES LLC</td><td>40</td><td>230,479</td><td>0</td><td>23,203</td><td>2,273.00</td></tr> <tr><td>2021</td><td>2021-660095830</td><td>WEAVER, WOODROW B &</td><td>40</td><td>200,891</td><td>0</td><td>22,098</td><td>2,138.00</td></tr> <tr><td>2020</td><td>2020-660095830</td><td>WEAVER, WOODROW B &</td><td>40</td><td>177,966</td><td>0</td><td>19,576</td><td>1,894.00</td></tr> <tr><td>2019</td><td>2019-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>169,578</td><td>0</td><td>18,654</td><td>1,806.00</td></tr> <tr><td>2018</td><td>2018-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>169,082</td><td>0</td><td>18,599</td><td>1,734.00</td></tr> <tr><td>2017</td><td>2017-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>167,750</td><td>0</td><td>18,453</td><td>1,736.00</td></tr> <tr><td>2016</td><td>2016-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>163,624</td><td>0</td><td>17,999</td><td>1,701.00</td></tr> <tr><td>2015</td><td>2015-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>165,745</td><td>0</td><td>18,232</td><td>1,738.00</td></tr> <tr><td>2014</td><td>2014-660095830</td><td>IHDE, ERIC & MELISSA</td><td>40</td><td>6,985</td><td>0</td><td>768</td><td>74.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095830	WCHC PROPERTIES LLC	40	241,198	0	26,532	2,599.00	2024	2024-660095830	WCHC PROPERTIES LLC	40	257,914	0	27,258	2,619.00	2023	2023-660095830	WCHC PROPERTIES LLC	40	236,000	0	25,960	2,433.00	2022	2022-660095830	WCHC PROPERTIES LLC	40	230,479	0	23,203	2,273.00	2021	2021-660095830	WEAVER, WOODROW B &	40	200,891	0	22,098	2,138.00	2020	2020-660095830	WEAVER, WOODROW B &	40	177,966	0	19,576	1,894.00	2019	2019-660095830	IHDE, ERIC & MELISSA	40	169,578	0	18,654	1,806.00	2018	2018-660095830	IHDE, ERIC & MELISSA	40	169,082	0	18,599	1,734.00	2017	2017-660095830	IHDE, ERIC & MELISSA	40	167,750	0	18,453	1,736.00	2016	2016-660095830	IHDE, ERIC & MELISSA	40	163,624	0	17,999	1,701.00	2015	2015-660095830	IHDE, ERIC & MELISSA	40	165,745	0	18,232	1,738.00	2014	2014-660095830	IHDE, ERIC & MELISSA	40	6,985	0	768	74.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095830	WCHC PROPERTIES LLC	40	241,198	0	26,532	2,599.00																																																																																																										
2024	2024-660095830	WCHC PROPERTIES LLC	40	257,914	0	27,258	2,619.00																																																																																																										
2023	2023-660095830	WCHC PROPERTIES LLC	40	236,000	0	25,960	2,433.00																																																																																																										
2022	2022-660095830	WCHC PROPERTIES LLC	40	230,479	0	23,203	2,273.00																																																																																																										
2021	2021-660095830	WEAVER, WOODROW B &	40	200,891	0	22,098	2,138.00																																																																																																										
2020	2020-660095830	WEAVER, WOODROW B &	40	177,966	0	19,576	1,894.00																																																																																																										
2019	2019-660095830	IHDE, ERIC & MELISSA	40	169,578	0	18,654	1,806.00																																																																																																										
2018	2018-660095830	IHDE, ERIC & MELISSA	40	169,082	0	18,599	1,734.00																																																																																																										
2017	2017-660095830	IHDE, ERIC & MELISSA	40	167,750	0	18,453	1,736.00																																																																																																										
2016	2016-660095830	IHDE, ERIC & MELISSA	40	163,624	0	17,999	1,701.00																																																																																																										
2015	2015-660095830	IHDE, ERIC & MELISSA	40	165,745	0	18,232	1,738.00																																																																																																										
2014	2014-660095830	IHDE, ERIC & MELISSA	40	6,985	0	768	74.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:36:13
Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1375	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	5,988.00 x 5.30 = 31,736	
Factor Value		
Adjustments	1.0000	
Lot Value	31,736	

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	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	217,255 142.74 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	221,560 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.52	Total Misc Impr	+ 2,087
Roofing Adj	+ 4.95	Garage Cost	+ 13,584
Subfloor Adj	+ -2.31	Total RCN	= 239,253
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 21,533
Plumbing Adj	+ 18.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 217,720
Adj Base Cost	= 146.90	Lot Value	+ 31,736
Total Area	x 1,522	Indicated Value	= 249,456
Adjusted Cost	= 223,582	Value Per SqFt	163.90

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	217,720
Lot Value	31,736
Indicated Value	249,456 163.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	249,456 163.90 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120071	11x6		66	26.72		1,764
PRCH	SLAB PORCH - COVERED	120073	6x2		12	26.89		323



Rogers

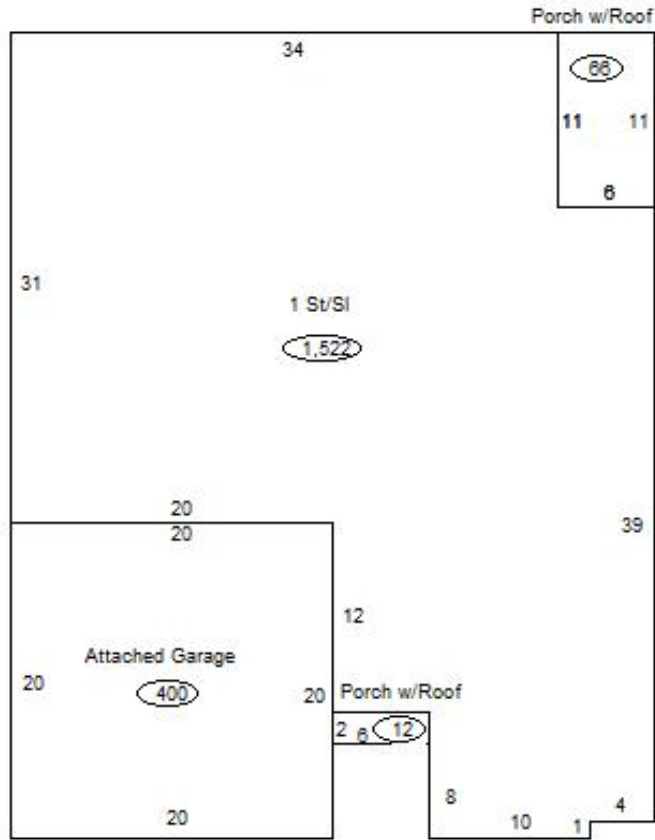
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:36:13
 Page 3

Sketch Image

660095830



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	66	1.000	66
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,522		1,522