



# 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> 660095837 <b>Parcel ID</b> 000000-00-0-00457-001-0028 <b>Cadastral ID</b> 10-21-14-05920 <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> 326876 JR COMFORT LLC GENE LENZMEIER-MANAGER  8221 N 154TH E AVE OWASSO OK 74055-  <b>Parcel Location</b> <b>Situs</b> 11060 N 148TH E AVE <b>Subdivision</b> LAKE VALLEY V PHASE I <b>Lot/Block</b> 0028 / 0001 Parcel Size 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\2022-7-13\IMG_000 7/18/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31500749 -95.80842167																			
LAKE VALLEY V - PHASE 1 BLOCK 1 LOT 28					<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>13-0907X</td> <td>R15-NEW 1527 SQ FT SFR</td> <td>10/2013</td> <td>09/2014</td> <td>105,985</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	13-0907X	R15-NEW 1527 SQ FT SFR	10/2013	09/2014	105,985
Number	Description	Opened	Closed	Amount															
13-0907X	R15-NEW 1527 SQ FT SFR	10/2013	09/2014	105,985															
<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>										
H	Homestead	No	1,000		/	HYLLA, ROGER JR & TERRI	02/11/2019	167,000	YES										
					2379/329	SIMMONS HOMES RESIDENTIAL	01/13/2014	158,500	YES										
					2336/323	LAKE VALLEY INVESTMENT	06/19/2013	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>										
Remove Cap	2020		Land Value 41,335	41,335	11%	4,547	Assessed	24,568	2,406.68										
Year Frozen	0		Improvements 192,430	182,010		20,021	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 233,765	223,345		24,568	Total Taxable	24,568	2,407.00										
<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	2025-660095837	JR COMFORT LLC			40	226,088	0	23,398	2,292.00										
2024	2024-660095837	JR COMFORT LLC			40	242,245	0	22,284	2,141.00										
2023	2023-660095837	JR COMFORT LLC			40	212,254	0	21,223	1,989.00										
2022	2022-660095837	JR COMFORT LLC			40	206,133	0	20,212	1,980.00										
2021	2021-660095837	JR COMFORT LLC			40	174,999	0	19,250	1,862.00										
2020	2020-660095837	JR COMFORT LLC			40	169,798	0	18,678	1,807.00										
2019	2019-660095837	JR COMFORT LLC			40	161,925	1000	16,812	1,628.00										
2018	2018-660095837	HYLLA, ROGER JR & TERRI			40	162,710	1000	16,898	1,576.00										
2017	2017-660095837	HYLLA, ROGER JR & TERRI			40	161,423	1000	16,757	1,577.00										
2016	2016-660095837	HYLLA, ROGER JR & TERRI			40	157,521	1000	16,327	1,543.00										
2015	2015-660095837	HYLLA, ROGER JR & TERRI			40	159,851	1000	16,584	1,581.00										
2014	2014-660095837	HYLLA, ROGER JR & TERRI			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	0.179		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,799.00 x 5.30 = 41,335		
Factor Value			
Adjustments	1.0000		
Lot Value	41,335		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-13\IMG\_000' 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,528 / 1,528
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,528
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	440 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	202,524	132.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	212,910		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.50	Total Misc Impr	+ 1,889
Roofing Adj	+ 4.49	Garage Cost	+ 12,487
Subfloor Adj	+ -1.15	Total RCN	= 213,811
Heat/Cool Adj	+ 11.47	Depreciation ( 10%)	- 21,381
Plumbing Adj	+ 9.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,430
Adj Base Cost	= 130.52	Lot Value	+ 41,335
Total Area	x 1,528	Indicated Value	= 233,765
Adjusted Cost	= 199,435	Value Per SqFt	152.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,430		
Lot Value	41,335		
Indicated Value	233,765	152.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,765	152.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	120108	12x8		96	10.86		1,043
PRCH	SLAB PORCH - COVERED	120110	7x5		35	24.16		846



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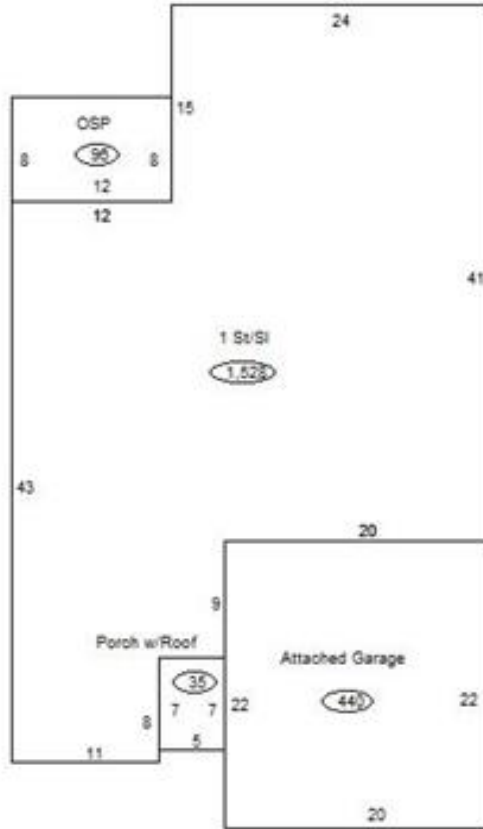
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Sketch Image

660095837



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,528	1.000	1,528
2	M	PATO		13	Open Slab	96	1.000	96
3	G	1		13	Attached Garage	440	1.000	440
4	M	PRCH		13	SLBC	35	1.000	35
<b>Total Building Area</b>						<b>1,528</b>		<b>1,528</b>