



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:36:32
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Assessment Data					Primary Image				
Account	660095840								
Parcel ID	000000-00-0-00457-002-0002								
Cadastral ID	10-21-14-05950								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	345979								
ARSARAK, ATCHAREEYA									
11116 N 145TH E PL OWASSO OK 74055-0000									
Parcel Location									
Situs	11116 N 145TH E PL								
Subdivision	LAKE VALLEY V PHASE I								
Lot/Block	0002 / 0002	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: 36.31646750 -95.81169847									
LAKE VALLEY V - PHASE 1 BLOCK 2 LOT 2									
Building Permits									
Number	Description	Opened	Closed	Amount					
17-0417X	R18-NEW 1320 SQ FT SFR	05/2017	12/2017	131,065					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	11116 N 145TH E PL TRUST	12/05/2024	265,000	YES					
/	HINES, FILMOUR F &	03/05/2020	211,500	19					
2680/353	CAPITAL HOMES RES GROUP LLC	12/11/2017	213,500	19					
2336/752	LAKE VALLEY INVESTMENT	06/18/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	82,764	82,764	11%	9,104	Assessed	29,697 2,909.12	
Year Frozen	0	Improvements	187,206	187,206		20,593	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	269,970	269,970		29,697	Total Taxable	29,697 2,909.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095840	ARSARAK, ATCHAREEYA	40	265,000	0	29,150	2,856.00		
2024	2024-660095840	11116 N 145TH E PL TRUST	40	229,769	0	22,915	2,201.00		
2023	2023-660095840	11116 N 145TH E PL TRUST	40	207,884	0	21,825	2,045.00		
2022	2022-660095840	11116 N 145TH E PL TRUST	40	204,588	0	20,785	2,036.00		
2021	2021-660095840	11116 N 145TH E PL TRUST	40	179,960	0	19,795	1,915.00		
2020	2020-660095840	11116 N 145TH E PL TRUST	40	162,644	1000	16,720	1,617.00		
2019	2019-660095840	HINES, FILMOUR F &	40	156,403	1000	16,204	1,569.00		
2018	2018-660095840	HINES, FILMOUR F &	40	155,691	1000	16,126	1,504.00		
2017	2017-660095840	CAPITAL HOMES RES GROUP LLC	40	30,000	0	889	84.00		
2016	2016-660095840	CAPITAL HOMES RES GROUP LLC	40	30,000	0	847	80.00		
2015	2015-660095840	CAPITAL HOMES RES GROUP LLC	40	37,000	0	807	77.00		
2014	2014-660095840	CAPITAL HOMES RES GROUP LLC	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	0.1501		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,538.00 x 5.30 = 34,651		
Factor Value			
Adjustments	2.3885		
Lot Value	82,764		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-18\IMG_002 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	810 / 1,215
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	810
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	582 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,897	178.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,620 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.05	Total Misc Impr	+	11,618	
Roofing Adj	+ 3.76	Garage Cost	+	17,914	
Subfloor Adj	+ -1.76	Total RCN	=	201,297	
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	14,091	
Plumbing Adj	+ 22.68	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	187,206	
Adj Base Cost	= 141.37	Lot Value	+	82,764	
Total Area	x 1,215	Indicated Value	=	269,970	
Adjusted Cost	= 171,765	Value Per SqFt		222.20	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,206		
Lot Value	82,764		
Indicated Value	269,970	222.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,970	222.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	135569	18x5		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	135570	17x8		136	26.50		3,604



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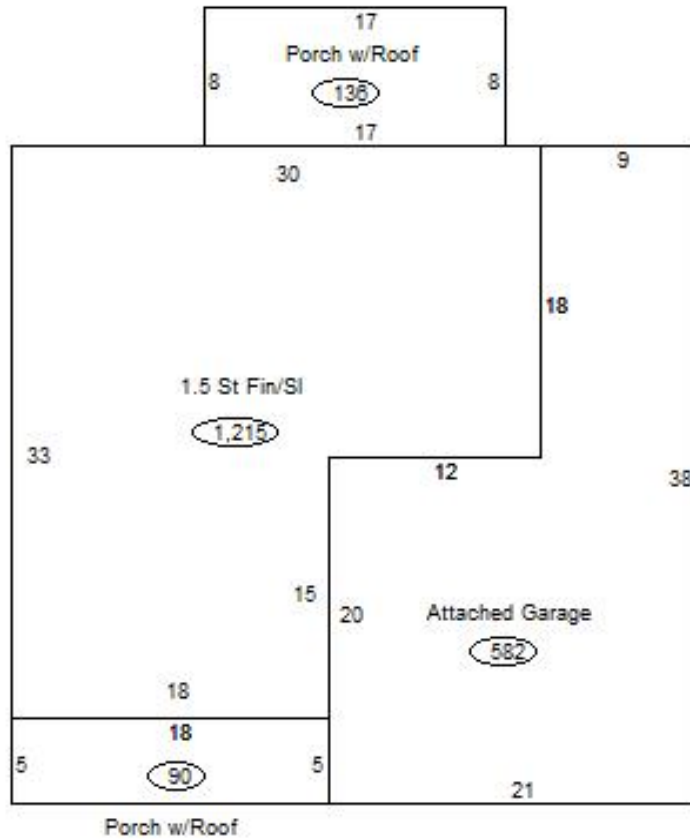
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Sketch Image

660095840



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	810	1.500	1,215
2	G	1		13	Attached Garage	582	1.000	582
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	136	1.000	136
Total Building Area						810		1,215