



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	660095845									
Parcel ID	000000-00-0-00457-002-0007									
Cadastral ID	10-21-14-06000									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	332337									
JDH PROPERTIES LLC										
PO BOX 397 OWASSO OK 74055-0000										
Parcel Location										
Situs	14501 E 112TH ST N									
Subdivision	LAKE VALLEY V PHASE I									
Lot/Block	0007 / 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: 36.31733185 -95.81186973				Building Permits						
LAKE VALLEY V - PHASE 1 BLOCK 2 LOT 7				Number	Description	Opened	Closed	Amount		
				13-0918X	R15-NEW 1522 SQ FT SFR	10/2013	06/2014	91,320		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HARRIS, CHRISTY & CENAKA	08/25/2023	220,000	YES	
					2394/742	SIMMONS HOMES RESIDENTIAL	04/02/2014	164,000	YES	
					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	2024	Land Value	52,055	52,055	11%	5,726	Assessed	26,703	2,615.83	
Year Frozen	0	Improvements	190,699	190,699		20,977	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	242,754	242,754		26,703	Total Taxable	26,703	2,616.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095845	JDH PROPERTIES LLC		40	235,122	0	25,863	2,534.00		
2024	2024-660095845	JDH PROPERTIES LLC		40	251,614	0	27,677	2,659.00		
2023	2023-660095845	JDH PROPERTIES LLC		40	218,824	0	22,167	2,077.00		
2022	2022-660095845	HARRIS, CHRISTY & CENAKA		40	212,726	0	21,111	2,068.00		
2021	2021-660095845	HARRIS, CHRISTY & CENAKA		40	182,780	0	20,106	1,945.00		
2020	2020-660095845	HARRIS, CHRISTY & CENAKA		40	177,546	0	19,530	1,889.00		
2019	2019-660095845	HARRIS, CHRISTY & CENAKA		40	169,195	0	18,611	1,802.00		
2018	2018-660095845	HARRIS, CHRISTY & CENAKA		40	168,695	0	18,556	1,730.00		
2017	2017-660095845	HARRIS, CHRISTY & CENAKA		40	167,362	0	18,410	1,732.00		
2016	2016-660095845	HARRIS, CHRISTY & CENAKA		40	163,263	0	17,959	1,697.00		
2015	2015-660095845	HARRIS, CHRISTY & CENAKA		40	165,452	0	18,200	1,735.00		
2014	2014-660095845	HARRIS, CHRISTY & CENAKA		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	0.2625		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,434.00 x 5.30 = 60,600		
Factor Value			
Adjustments	0.8590		
Lot Value	52,055		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-18\IMG_002I 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
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	11 /
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	198,581	130.47	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	106.14	Total Misc Impr	+	2,024			
Roofing Adj	+ 4.49	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	211,888			
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	21,189			
Plumbing Adj	+ 9.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	190,699			
Adj Base Cost	= 130.20	Lot Value	+	52,055			
Total Area	x 1,522	Indicated Value	=	242,754			
Adjusted Cost	= 198,164	Value Per SqFt		159.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,699		
Lot Value	52,055		
Indicated Value	242,754	159.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,754	159.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120783	6x3		18	24.21		436
PRCH	SLAB PORCH - COVERED	120785	11x6		66	24.06		1,588



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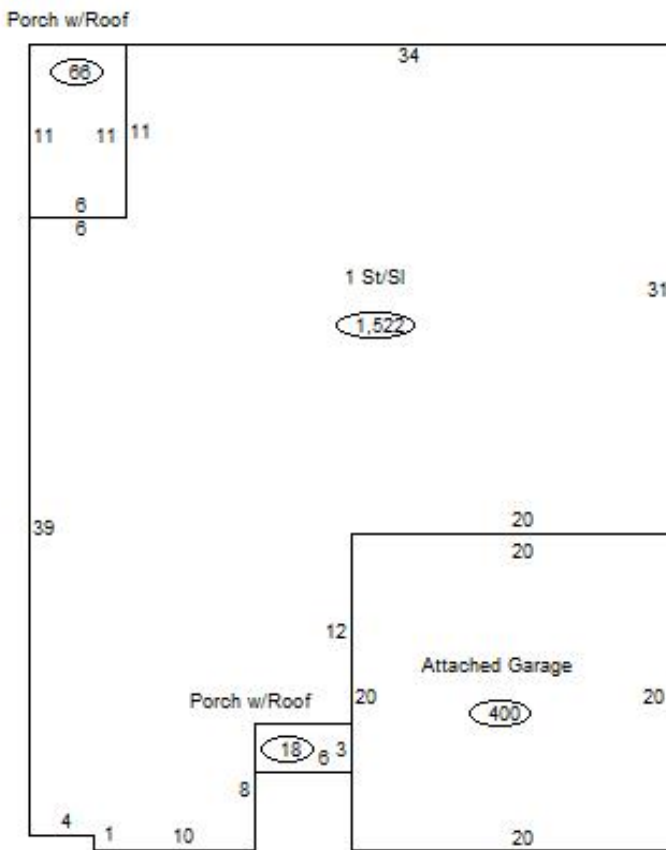
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Sketch Image

660095845



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	18	1.000	18
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	66	1.000	66
Total Building Area						1,522		1,522