



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	660095856									
Parcel ID	000000-00-0-00457-003-0008									
Cadastral ID	10-21-14-06110									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	348494									
ANDERSON, TIMOTHY CRAIG & LADONNA SUE										
11119 N 145TH E PL OWASSO OK 74055-0000										
Parcel Location										
Situs	11119 N 145TH E PL									
Subdivision	LAKE VALLEY V PHASE I									
Lot/Block	0008 / 0003	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: 36.31642610 -95.81124391				Building Permits						
LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 8				Number	Description	Opened	Closed	Amount		
				17-0114X	R18-NEW 1766 SQ FT SFR	02/2017	07/2017	121,660		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SONDAG, RAYMOND J &	09/25/2025	284,000	YES	
					2637/129	CAPITAL HOMES RES GROUP LLC	05/24/2017	190,000	YES	
					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	2026	Land Value	53,031	53,031	11%	5,833	Assessed	31,240	3,060.27	
Year Frozen	0	Improvements	230,969	230,969		25,407	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	284,000	284,000		31,240	Total Taxable	31,240	3,060.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660095856	SONDAG, RAYMOND J &			40	255,678	0	27,087	2,653.00	
2024	2024-660095856	SONDAG, RAYMOND J &			40	272,688	0	25,798	2,478.00	
2023	2023-660095856	SONDAG, RAYMOND J &			40	242,094	0	24,569	2,302.00	
2022	2022-660095856	SONDAG, RAYMOND J &			40	236,159	0	23,399	2,292.00	
2021	2021-660095856	SONDAG, RAYMOND J &			40	202,590	0	22,285	2,156.00	
2020	2020-660095856	SONDAG, RAYMOND J &			40	195,461	0	21,501	2,080.00	
2019	2019-660095856	SONDAG, RAYMOND J &			40	187,643	0	20,641	1,999.00	
2018	2018-660095856	SONDAG, RAYMOND J &			40	187,435	0	20,618	1,923.00	
2017	2017-660095856	SONDAG, RAYMOND J &			40	30,000	0	889	84.00	
2016	2016-660095856	CAPITAL HOMES RES GROUP LLC			40	30,000	0	847	80.00	
2015	2015-660095856	CAPITAL HOMES RES GROUP LLC			40	37,000	0	807	77.00	
2014	2014-660095856	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	0.1471		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,407.00 x 5.30 = 33,957		
Factor Value			
Adjustments	1.5617		
Lot Value	53,031		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-20\IMG_000 7/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	250,783	141.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	253,510		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.41	Total Misc Impr	+ 5,952
Roofing Adj	+ 4.71	Garage Cost	+ 16,032
Subfloor Adj	+ -2.39	Total RCN	= 245,712
Heat/Cool Adj	+ 12.64	Depreciation (6%)	- 14,743
Plumbing Adj	+ 11.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,969
Adj Base Cost	= 126.40	Lot Value	+ 53,031
Total Area	x 1,770	Indicated Value	= 284,000
Adjusted Cost	= 223,728	Value Per SqFt	160.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,969		
Lot Value	53,031		
Indicated Value	284,000	160.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	284,000	160.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134661	16x8		128	26.53		3,396
PRCH	SLAB PORCH - COVERED	134663	96		96	26.63		2,556



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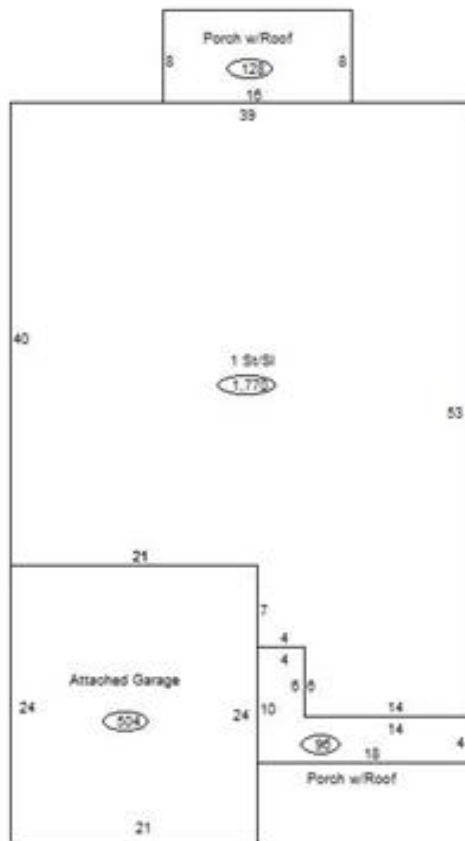
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Sketch Image

660095856



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,770	1.000	1,770
2	M	PRCH		13	SLBC	128	1.000	128
3	G	1		13	Attached Garage	504	1.000	504
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,770		1,770