



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	660095858									
Parcel ID	000000-00-0-00457-003-0010									
Cadastral ID	10-21-14-06130									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	349508									
FARMER, TIFFANY										
11123 N 145TH E PL OWASSO OK 74055-0000										
Parcel Location										
Situs	11123 N 145TH E PL									
Subdivision	LAKE VALLEY V PHASE I									
Lot/Block	0010 / 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: 36.31679096 -95.81145904				Building Permits						
LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 10				Number	Description	Opened	Closed	Amount		
				14-0404-X	R15-NEW 1912 SQ FT SFR	05/2014	09/2014	105,160		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	MATHIS, GARY D JR	03/02/2026	257,000	YES	
					2418/880	SIMMONS HOMES RESIDENTIAL	08/08/2014	153,000	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	2027	Land Value	32,876	32,876	11%	3,616	Assessed	24,018	2,352.80	
Year Frozen	0	Improvements	195,375	185,474		20,402	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	228,251	218,350		24,018	Total Taxable	24,018	2,353.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660095858	MATHIS, GARY D JR			40	220,390	0	22,874	2,241.00	
2024	2024-660095858	MATHIS, GARY D JR			40	236,028	0	21,786	2,093.00	
2023	2023-660095858	MATHIS, GARY D JR			40	207,529	0	20,748	1,944.00	
2022	2022-660095858	MATHIS, GARY D JR			40	201,440	0	19,760	1,936.00	
2021	2021-660095858	MATHIS, GARY D JR			40	171,085	0	18,819	1,821.00	
2020	2020-660095858	MATHIS, GARY D JR			40	165,997	0	18,260	1,766.00	
2019	2019-660095858	MATHIS, GARY D JR			40	158,356	0	17,419	1,687.00	
2018	2018-660095858	MATHIS, GARY D JR			40	159,138	0	17,505	1,632.00	
2017	2017-660095858	MATHIS, GARY D JR			40	157,865	0	17,365	1,634.00	
2016	2016-660095858	MATHIS, GARY D JR			40	154,105	0	16,952	1,602.00	
2015	2015-660095858	MATHIS, GARY D JR			40	156,552	0	17,221	1,642.00	
2014	2014-660095858	MATHIS, GARY D JR			40	6,985	0	768	74.00	



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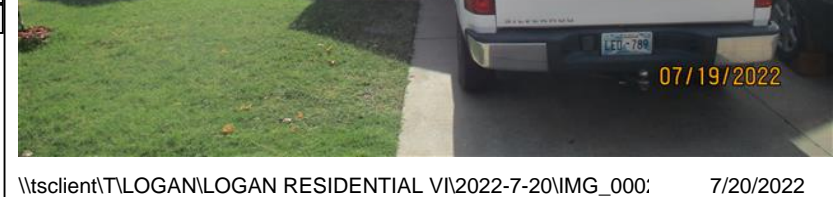
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1424	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,203.00 x 5.30 = 32,876	
Factor Value		
Adjustments	1.0000	
Lot Value	32,876	

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	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	200,544	129.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	209,610 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,375		
Lot Value	32,876		
Indicated Value	228,251	146.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,251	146.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.14	Total Misc Impr	+	3,363	
Roofing Adj	+ 4.48	Garage Cost	+	11,700	
Subfloor Adj	+ -1.15	Total RCN	=	217,083	
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	21,708	
Plumbing Adj	+ 9.06	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	195,375	
Adj Base Cost	= 130.00	Lot Value	+	32,876	
Total Area	x 1,554	Indicated Value	=	228,251	
Adjusted Cost	= 202,020	Value Per SqFt		146.88	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	120037	10x10		100	10.86		1,086
PRCH	SLAB PORCH - COVERED	120039	95		95	23.97		2,277



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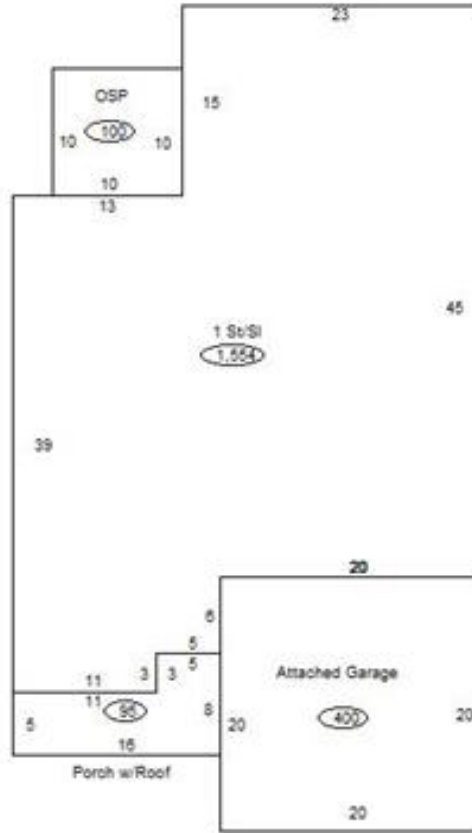
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Sketch Image

660095858



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,554	1.000	1,554
2	M	PATO		13	Open Slab	100	1.000	100
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	95	1.000	95
Total Building Area						1,554		1,554