



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:37:07
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095859 Parcel ID 000000-00-0-00457-003-0011 Cadastral ID 10-21-14-06140 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333107 EADS, SARAH ELIZABETH 11125 N 145TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11125 N 145TH E PL Subdivision LAKE VALLEY V PHASE I Lot/Block 0011 / 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: 36.31688884 -95.81127013 LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 11																																																																																																																	
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Building Permits <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>14-0506-X</td> <td>R15-NEW 1400 SQ FT SFR</td> <td>06/2014</td> <td>11/2014</td> <td>99,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	14-0506-X	R15-NEW 1400 SQ FT SFR	06/2014	11/2014	99,000																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	No	1,000																																																																																																														
Number	Description	Opened	Closed	Amount																																																																																																													
14-0506-X	R15-NEW 1400 SQ FT SFR	06/2014	11/2014	99,000																																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value</td> <td>38,579</td> <td>38,579</td> <td>11%</td> <td>4,244</td> <td>Assessed</td> <td>26,164 2,563.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>205,261</td> <td>199,276</td> <td></td> <td>21,920</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>243,840</td> <td>237,855</td> <td></td> <td>26,164</td> <td>Total Taxable</td> <td>26,164 2,563.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value	38,579	38,579	11%	4,244	Assessed	26,164 2,563.03	Year Frozen	0	Improvements	205,261	199,276		21,920	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	243,840	237,855		26,164	Total Taxable	26,164 2,563.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>DUNCAN, SUSAN LEAANN &</td> <td>12/01/2020</td> <td>185,000</td> <td>YES</td> </tr> <tr> <td>2430/637</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>10/06/2014</td> <td>159,000</td> <td>YES</td> </tr> <tr> <td>2336/323</td> <td>LAKE VALLEY INVESTMENT</td> <td>06/19/2013</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DUNCAN, SUSAN LEAANN &	12/01/2020	185,000	YES	2430/637	SIMMONS HOMES RESIDENTIAL	10/06/2014	159,000	YES	2336/323	LAKE VALLEY INVESTMENT	06/19/2013	0	4																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																									
Remove Cap	2021	Land Value	38,579	38,579	11%	4,244	Assessed	26,164 2,563.03																																																																																																									
Year Frozen	0	Improvements	205,261	199,276		21,920	Penalty	0																																																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																									
TIF Project ID	0	Total Value	243,840	237,855		26,164	Total Taxable	26,164 2,563.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	DUNCAN, SUSAN LEAANN &	12/01/2020	185,000	YES																																																																																																													
2430/637	SIMMONS HOMES RESIDENTIAL	10/06/2014	159,000	YES																																																																																																													
2336/323	LAKE VALLEY INVESTMENT	06/19/2013	0	4																																																																																																													
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095859</td><td>EADS, SARAH ELIZABETH</td><td>40</td><td>235,798</td><td>0</td><td>24,919</td><td>2,441.00</td></tr> <tr><td>2024</td><td>2024-660095859</td><td>EADS, SARAH ELIZABETH</td><td>40</td><td>251,505</td><td>0</td><td>23,731</td><td>2,280.00</td></tr> <tr><td>2023</td><td>2023-660095859</td><td>EADS, SARAH ELIZABETH</td><td>40</td><td>222,434</td><td>0</td><td>22,602</td><td>2,118.00</td></tr> <tr><td>2022</td><td>2022-660095859</td><td>EADS, SARAH ELIZABETH</td><td>40</td><td>216,335</td><td>0</td><td>21,525</td><td>2,109.00</td></tr> <tr><td>2021</td><td>2021-660095859</td><td>EADS, SARAH ELIZABETH</td><td>40</td><td>186,367</td><td>0</td><td>20,500</td><td>1,983.00</td></tr> <tr><td>2020</td><td>2020-660095859</td><td>DUNCAN, SUSAN LEAANN &</td><td>40</td><td>170,367</td><td>1000</td><td>17,402</td><td>1,683.00</td></tr> <tr><td>2019</td><td>2019-660095859</td><td>DUNCAN, JOHN B</td><td>40</td><td>162,423</td><td>1000</td><td>16,867</td><td>1,633.00</td></tr> <tr><td>2018</td><td>2018-660095859</td><td>DUNCAN, JOHN B</td><td>40</td><td>162,084</td><td>1000</td><td>16,829</td><td>1,569.00</td></tr> <tr><td>2017</td><td>2017-660095859</td><td>DUNCAN, JOHN B</td><td>40</td><td>160,825</td><td>1000</td><td>16,691</td><td>1,571.00</td></tr> <tr><td>2016</td><td>2016-660095859</td><td>DUNCAN, JOHN B</td><td>40</td><td>156,934</td><td>1000</td><td>16,263</td><td>1,537.00</td></tr> <tr><td>2015</td><td>2015-660095859</td><td>DUNCAN, JOHN B</td><td>40</td><td>159,291</td><td>1000</td><td>16,522</td><td>1,575.00</td></tr> <tr><td>2014</td><td>2014-660095859</td><td>SIMMONS HOMES RESIDENTIAL</td><td>40</td><td>6,985</td><td>0</td><td>768</td><td>74.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095859	EADS, SARAH ELIZABETH	40	235,798	0	24,919	2,441.00	2024	2024-660095859	EADS, SARAH ELIZABETH	40	251,505	0	23,731	2,280.00	2023	2023-660095859	EADS, SARAH ELIZABETH	40	222,434	0	22,602	2,118.00	2022	2022-660095859	EADS, SARAH ELIZABETH	40	216,335	0	21,525	2,109.00	2021	2021-660095859	EADS, SARAH ELIZABETH	40	186,367	0	20,500	1,983.00	2020	2020-660095859	DUNCAN, SUSAN LEAANN &	40	170,367	1000	17,402	1,683.00	2019	2019-660095859	DUNCAN, JOHN B	40	162,423	1000	16,867	1,633.00	2018	2018-660095859	DUNCAN, JOHN B	40	162,084	1000	16,829	1,569.00	2017	2017-660095859	DUNCAN, JOHN B	40	160,825	1000	16,691	1,571.00	2016	2016-660095859	DUNCAN, JOHN B	40	156,934	1000	16,263	1,537.00	2015	2015-660095859	DUNCAN, JOHN B	40	159,291	1000	16,522	1,575.00	2014	2014-660095859	SIMMONS HOMES RESIDENTIAL	40	6,985	0	768	74.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095859	EADS, SARAH ELIZABETH	40	235,798	0	24,919	2,441.00																																																																																																										
2024	2024-660095859	EADS, SARAH ELIZABETH	40	251,505	0	23,731	2,280.00																																																																																																										
2023	2023-660095859	EADS, SARAH ELIZABETH	40	222,434	0	22,602	2,118.00																																																																																																										
2022	2022-660095859	EADS, SARAH ELIZABETH	40	216,335	0	21,525	2,109.00																																																																																																										
2021	2021-660095859	EADS, SARAH ELIZABETH	40	186,367	0	20,500	1,983.00																																																																																																										
2020	2020-660095859	DUNCAN, SUSAN LEAANN &	40	170,367	1000	17,402	1,683.00																																																																																																										
2019	2019-660095859	DUNCAN, JOHN B	40	162,423	1000	16,867	1,633.00																																																																																																										
2018	2018-660095859	DUNCAN, JOHN B	40	162,084	1000	16,829	1,569.00																																																																																																										
2017	2017-660095859	DUNCAN, JOHN B	40	160,825	1000	16,691	1,571.00																																																																																																										
2016	2016-660095859	DUNCAN, JOHN B	40	156,934	1000	16,263	1,537.00																																																																																																										
2015	2015-660095859	DUNCAN, JOHN B	40	159,291	1000	16,522	1,575.00																																																																																																										
2014	2014-660095859	SIMMONS HOMES RESIDENTIAL	40	6,985	0	768	74.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:07
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1671		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,279.00 x 5.30 = 38,579		
Factor Value			
Adjustments	1.0000		
Lot Value	38,579		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,407 / 1,407
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,407
Fixture/RghIn	16 /
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	208,789	148.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	210,730		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.03	Total Misc Impr	+ 5,007
Roofing Adj	+ 5.07	Garage Cost	+ 13,584
Subfloor Adj	+ -2.42	Total RCN	= 225,561
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 20,300
Plumbing Adj	+ 15.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,261
Adj Base Cost	= 147.10	Lot Value	+ 38,579
Total Area	x 1,407	Indicated Value	= 243,840
Adjusted Cost	= 206,970	Value Per SqFt	173.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,261		
Lot Value	38,579		
Indicated Value	243,840	173.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,840	173.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121132	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	121133	92		92	26.64		2,451



Rogers

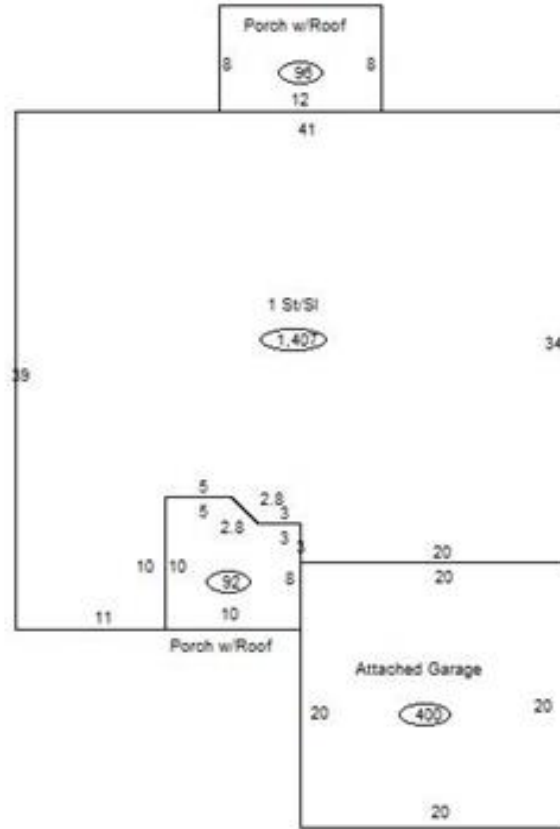
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:07
 Page 3

Sketch Image

660095859



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,407	1.000	1,407
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PRCH		13	SLBC	92	1.000	92
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,407		1,407