



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	660095861									
Parcel ID	000000-00-0-00457-003-0013									
Cadastral ID	10-21-14-06160									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	348223									
POWELL, GREG & SANDRA										
REVOCABLE LIVING TRUST										
2305 W LOWRY RD CLAREMORE OK 74017-0000										
Parcel Location				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_004 7/19/2022						
Situs	11122 N 146TH E AVE									
Subdivision	LAKE VALLEY V PHASE I									
Lot/Block	0013 / 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				Building Permits						
LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 13										
Lat/Long: 36.31670222 -95.81079883										
				Number	Description	Opened	Closed	Amount		
				15-0518X	R16-NEW 10X15 NEW SUNROOM	06/2015	08/2015	19,977		
				13-1011X	R15-NEW 1539 SQ FT SFR	11/2013	06/2014	106,645		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
HV	Veteran	No	999,999		/	YANG, SUNNY	09/15/2025	269,000	YES	
					/	WARD, CASEY J &	10/24/2022	265,000	YES	
					/	MARSHALL, ROBERT A &	01/28/2019	172,500	YES	
					2405/291	SIMMONS HOMES RESIDENTIAL	05/30/2014	161,000	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	2026	Land Value	74,243	74,243	11%	8,167	Assessed	29,591	2,898.73	
Year Frozen	0	Improvements	194,765	194,765		21,424	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	269,008	269,008		29,591	Total Taxable	29,591	2,899.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660095861	POWELL, GREG & SANDRA			40	247,757	0	27,253	2,670.00	
2024	2024-660095861	YANG, SUNNY			40	265,000	0	29,150	2,800.00	
2023	2023-660095861	YANG, SUNNY			40	265,000	0	29,150	2,732.00	
2022	2022-660095861	WARD, CASEY J &			40	208,686	0	20,508	2,009.00	
2021	2021-660095861	WARD, CASEY J &			40	177,555	0	19,531	1,889.00	
2020	2020-660095861	WARD, CASEY J &			40	172,385	0	18,962	1,834.00	
2019	2019-660095861	WARD, CASEY J &			40	164,519	18097		.00	
2018	2018-660095861	MARSHALL, ROBERT A &			40	165,343	18188		.00	
2017	2017-660095861	MARSHALL, ROBERT A &			40	164,067	18047		.00	
2016	2016-660095861	MARSHALL, ROBERT A &			40	160,186	17620		.00	
2015	2015-660095861	MARSHALL, ROBERT A &			40	160,799	17688		.00	
2014	2014-660095861	MARSHALL, ROBERT A &			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	0.1386		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,039.00 x 5.30 = 32,007		
Factor Value			
Adjustments	2.3196		
Lot Value	74,243		



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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	1,541 / 1,541
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,541
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	201,534	130.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	211,320		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.88	Total Misc Impr	+ 4,253
Roofing Adj	+ 4.48	Garage Cost	+ 12,100
Subfloor Adj	+ -1.15	Total RCN	= 216,406
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 21,641
Plumbing Adj	+ 9.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,765
Adj Base Cost	= 129.82	Lot Value	+ 74,243
Total Area	x 1,541	Indicated Value	= 269,008
Adjusted Cost	= 200,053	Value Per SqFt	174.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,765		
Lot Value	74,243		
Indicated Value	269,008	174.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,008	174.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SUN	SUNROOM	120818	15x10		150	20.00		3,000
PRCH	SLAB PORCH - COVERED	120819	52		52	24.10		1,253



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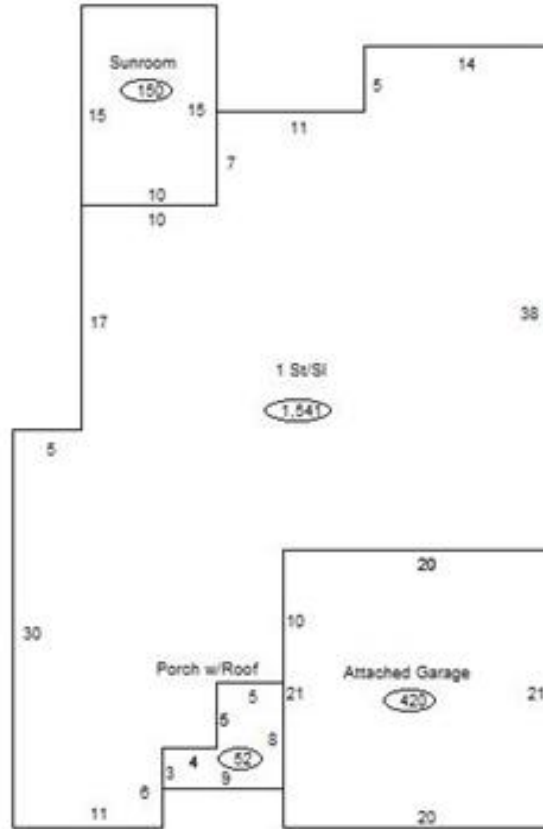
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Sketch Image

660095861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,541	1.000	1,541
2	G	1		13	Attached Garage	420	1.000	420
3	M	SUN		13	Sunroom	150	1.000	150
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,541		1,541