



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:37:14
Page 1

Assessment Data					Primary Image														
Account 660095863 Parcel ID 000000-00-0-00457-003-0015 Cadastral ID 10-21-14-06180 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333827 NELSON, CHRISTY LYNN 11118 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11118 N 146TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0015 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_004; 7/19/2022</p>														
Legal Description Lat/Long: 36.31636208 -95.81066104																			
LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 15					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>13-1010X</td> <td>R15-NEW 1626 SQ FT SFR</td> <td>11/2013</td> <td>06/2014</td> <td>111,430</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	13-1010X	R15-NEW 1626 SQ FT SFR	11/2013	06/2014	111,430
Number	Description	Opened	Closed	Amount															
13-1010X	R15-NEW 1626 SQ FT SFR	11/2013	06/2014	111,430															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	MERAZ, ERICK P BATISTA &	03/02/2021	220,000	YES										
					/	EDDINGTON, RANDALL & HALEY	10/18/2018	175,000	YES										
					2397/355	SIMMONS HOMES RESIDENTIAL	04/17/2014	165,500	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	2022		Land Value	32,749	32,749	11%	3,602	Assessed	27,463										
Year Frozen	0		Improvements	216,920	216,920		23,861	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	249,669	249,669		27,463	Total Taxable	27,463										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095863	NELSON, CHRISTY LYNN			40	240,955	0	26,505	2,596.00										
2024	2024-660095863	NELSON, CHRISTY LYNN			40	257,938	0	25,410	2,441.00										
2023	2023-660095863	NELSON, CHRISTY LYNN			40	220,000	0	24,200	2,268.00										
2022	2022-660095863	NELSON, CHRISTY LYNN			40	220,000	0	24,200	2,371.00										
2021	2021-660095863	NELSON, CHRISTY LYNN			40	193,150	0	21,247	2,055.00										
2020	2020-660095863	MERAZ, ERICK P BATISTA &			40	187,794	0	20,657	1,998.00										
2019	2019-660095863	MERAZ, ERICK P BATISTA &			40	178,866	0	19,675	1,905.00										
2018	2018-660095863	EDDINGTON, RANDALL & HALEY			40	168,203	0	18,502	1,725.00										
2017	2017-660095863	EDDINGTON, RANDALL & HALEY			40	166,856	0	18,354	1,727.00										
2016	2016-660095863	EDDINGTON, RANDALL & HALEY			40	162,790	0	17,907	1,692.00										
2015	2015-660095863	EDDINGTON, RANDALL & HALEY			40	164,994	0	18,149	1,730.00										
2014	2014-660095863	EDDINGTON, RANDALL & HALEY			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 08:37:14
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1419		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,179.00 x 5.30 = 32,749		
Factor Value			
Adjustments	1.0000		
Lot Value	32,749		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_004; 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
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	224,911	138.32 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	220,840	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	216,920		
Lot Value	32,749		
Indicated Value	249,669	153.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,669	153.55	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.70	Total Misc Impr	+	2,890
Roofing Adj	+ 4.90	Garage Cost	+	13,584
Subfloor Adj	+ -2.31	Total RCN	=	238,374
Heat/Cool Adj	+ 12.64	Depreciation (9%)	-	21,454
Plumbing Adj	+ 9.54	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	216,920
Adj Base Cost	= 136.47	Lot Value	+	32,749
Total Area	x 1,626	Indicated Value	=	249,669
Adjusted Cost	= 221,900	Value Per SqFt		153.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120775	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	120777	52		52	26.77		1,392



Rogers

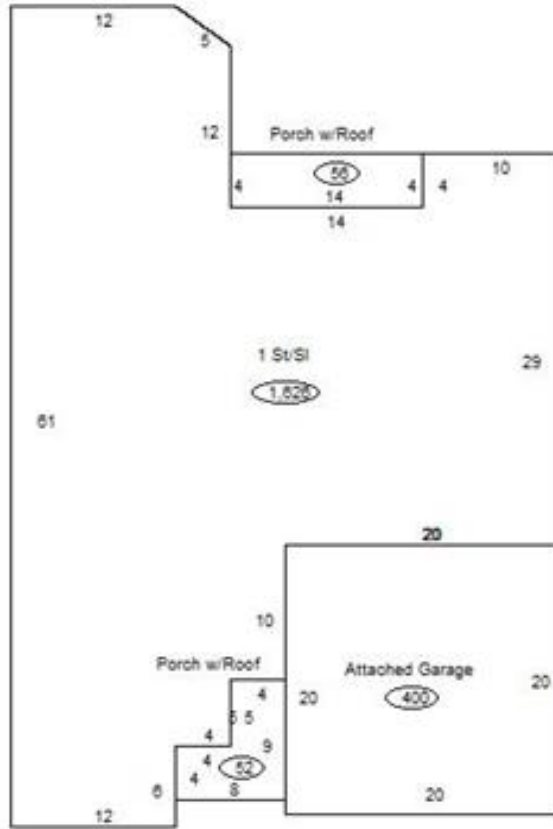
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:14
 Page 3

Sketch Image

660095863



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,626	1.000	1,626
2	M	PRCH		13	SLBC	56	1.000	56
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,626		1,626