



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:37:28  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095870 <b>Parcel ID</b> 000000-00-0-00457-003-0022 <b>Cadastral ID</b> 10-21-14-06250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 339363 NEXPOINT SFR SPE 3 LLC  8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000  <b>Parcel Location</b> <b>Situs</b> 11104 N 146TH E AVE <b>Subdivision</b> LAKE VALLEY V PHASE I <b>Lot/Block</b> 0022 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.31532358 -95.81072286 LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 22																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1694		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,378.00 x 5.30 = 39,103		
Factor Value			
Adjustments	1.0000		
Lot Value	39,103		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG\_003! 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,329 / 2,245
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,329
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	279,527	124.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	269,630		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.70	Total Misc Impr	+ 3,870
Roofing Adj	+ 3.03	Garage Cost	+ 15,422
Subfloor Adj	+ -1.44	Total RCN	= 268,128
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 21,450
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,678
Adj Base Cost	= 110.84	Lot Value	+ 39,103
Total Area	x 2,245	Indicated Value	= 285,781
Adjusted Cost	= 248,836	Value Per SqFt	127.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,678		
Lot Value	39,103		
Indicated Value	285,781	127.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	285,781	127.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122769	12x5		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	122770	17x5		85	26.66		2,266



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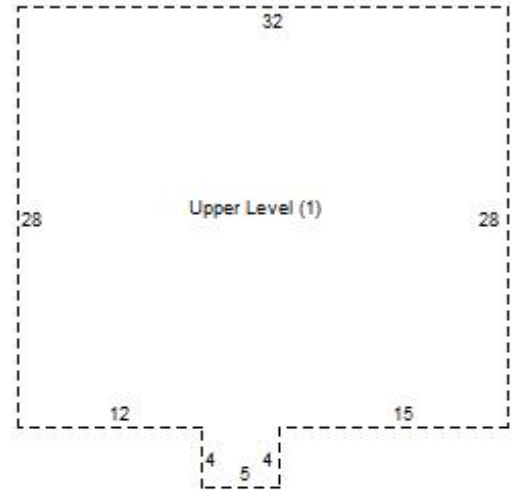
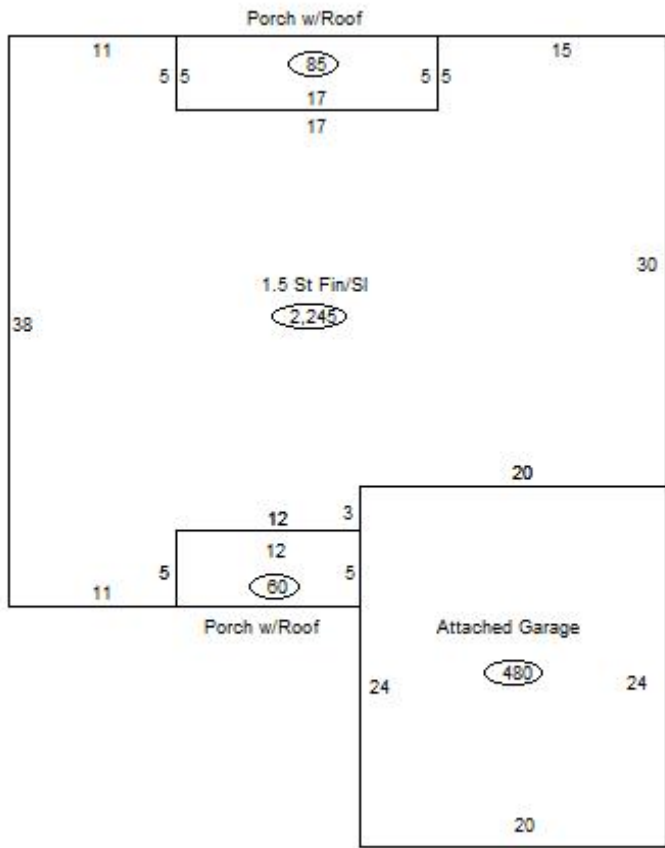
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### Sketch Image

660095870



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,329	1.689	2,245
2	U	^UL		13	Upper Level (1)	916	1.000	916
3	G	1		13	Attached Garage	480	1.000	480
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	85	1.000	85
<b>Total Building Area</b>						1,329		2,245