



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:37:31
Page 1

Assessment Data					Primary Image				
Account	660095872								
Parcel ID	000000-00-0-00457-004-0012								
Cadastral ID	10-21-14-06270								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	342834								
NIKULINA, NINA & VLADIMIR NIKULIN									
14623 E 111TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	14623 E 111TH PL N								
Subdivision	LAKE VALLEY V PHASE I								
Lot/Block	0012 / 0004	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: 36.31608288 -95.80875259									
LAKE VALLEY V - PHASE 1 BLOCK 4 LOT 12									
Building Permits									
Number	Description	Opened	Closed	Amount					
15-0802-X	R16-NEW 2256 SQ FT SFR	09/2015	12/2015	146,630					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOOKER, CHRISTINA	10/05/2023	265,000	YES					
2536/357	CAPITAL HOMES RES GROUP LLC	03/15/2016	212,000	YES					
2336/752	LAKE VALLEY INVESTMENT	06/18/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	28,392	28,392	11%	3,123	Assessed	31,140	3,050.47
Year Frozen	0	Improvements	254,700	254,700		28,017	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	283,092	283,092		31,140	Total Taxable	31,140	3,050.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095872	NIKULINA, NINA &	40	273,111	0	30,042	2,943.00		
2024	2024-660095872	NIKULINA, NINA &	40	301,723	0	33,190	3,189.00		
2023	2023-660095872	GLOVER, MARSHALL EDWARD &	40	284,232	1000	25,939	2,431.00		
2022	2022-660095872	GLOVER, MARSHALL EDWARD &	40	278,823	1000	25,154	2,464.00		
2021	2021-660095872	GLOVER, MARSHALL EDWARD &	40	232,155	1000	24,393	2,360.00		
2020	2020-660095872	GLOVER, MARSHALL EDWARD &	40	224,506	0	24,653	2,385.00		
2019	2019-660095872	GLOVER, MARSHALL EDWARD &	40	213,447	0	23,479	2,273.00		
2018	2018-660095872	GLOVER, MARSHALL EDWARD &	40	216,236	0	23,786	2,218.00		
2017	2017-660095872	GLOVER, MARSHALL EDWARD &	40	214,493	0	23,594	2,220.00		
2016	2016-660095872	GLOVER, MARSHALL EDWARD &	40	102,996	0	8,642	817.00		
2015	2015-660095872	CAPITAL HOMES RES GROUP LLC	40	37,000	0	807	77.00		
2014	2014-660095872	CAPITAL HOMES RES GROUP LLC	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 08:37:32
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1627		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,087.00 x 5.30 = 37,561		
Factor Value			
Adjustments	0.7559		
Lot Value	28,392		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-20\IMG_002: 7/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,396 / 2,308
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,396
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	500 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	285,953	123.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	287,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.73	Total Misc Impr	+	3,738			
Roofing Adj	+ 3.07	Garage Cost	+	15,930			
Subfloor Adj	+ -1.47	Total RCN	=	276,848			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	22,148			
Plumbing Adj	+ 8.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	254,700			
Adj Base Cost	= 111.43	Lot Value	+	28,392			
Total Area	x 2,308	Indicated Value	=	283,092			
Adjusted Cost	= 257,180	Value Per SqFt		122.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,700		
Lot Value	28,392		
Indicated Value	283,092	122.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	283,092	122.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125984	17x5		85	26.66		2,266
PRCH	SLAB PORCH - COVERED	125986	11x5		55	26.76		1,472



Rogers

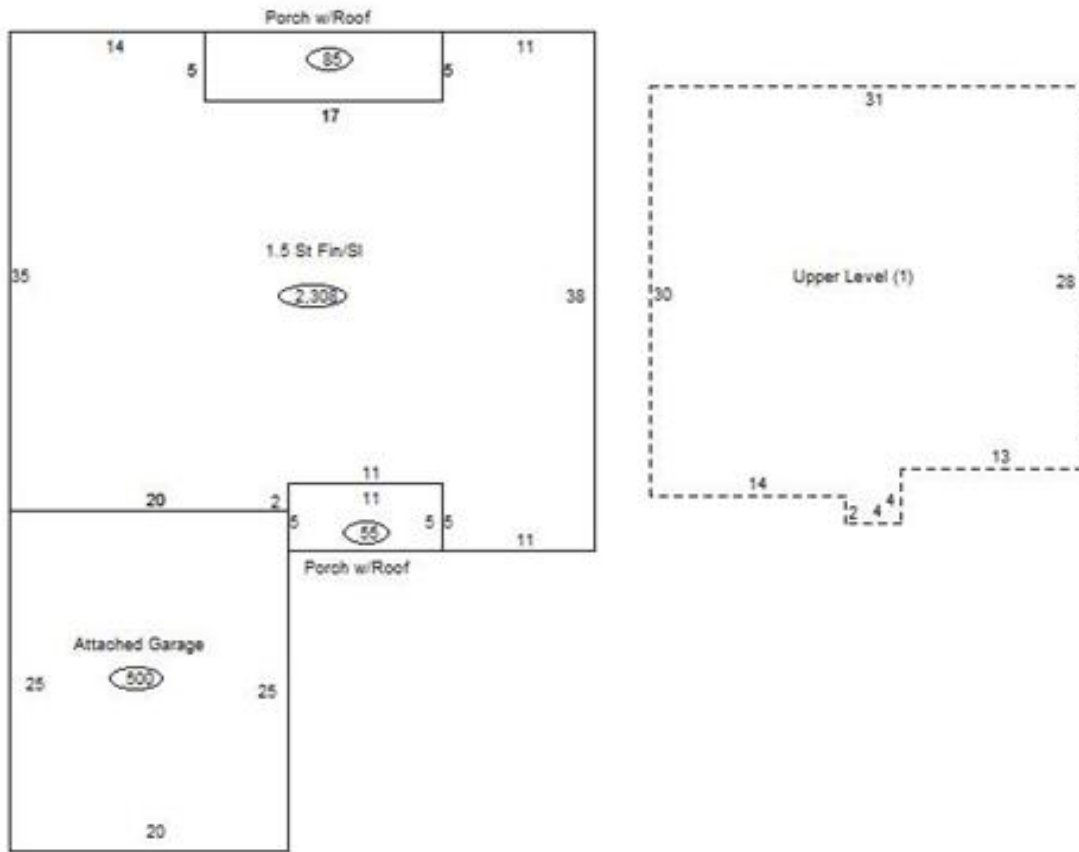
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:32
 Page 3

Sketch Image

660095872



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/SI	1,396	1.653	2,308
2	U	^UL		13	Upper Level (1)	912	1.000	912
3	M	PRCH		13	SLBC	85	1.000	85
4	G	1		13	Attached Garage	500	1.000	500
5	M	PRCH		13	SLBC	55	1.000	55
Total Building Area						1,396		2,308