



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 660095882 Parcel ID 000000-00-0-00457-004-0022 Cadastral ID 10-21-14-06370 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 332114 MORENO, DONICIA M 14603 E 111TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14603 E 111TH PL N Subdivision LAKE VALLEY V PHASE I Lot/Block 0022 / 0004 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\2022-7-20\IMG_001: 7/20/2022</p>				
Legal Description Lat/Long: 36.31592943 -95.81013118									
LAKE VALLEY V - PHASE 1 BLOCK 4 LOT 22					Building Permits				
					Number	Description	Opened	Closed	Amount
					14-0211X	R15-NEW 1851 SQ FT SFR	03/2014	11/2014	123,805
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BALLARD, JAMES & CHIZUKO	09/10/2020	196,000	YES
H	Homestead	No	1,000		2448/170	SIMMONS HOMES RESIDENTIAL	10/17/2014	163,500	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	2021		Land Value	37,890	37,890	11%	4,168	Assessed	25,013 2,450.27
Year Frozen	0		Improvements	216,920	189,501		20,845	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00
TIF Project ID	0		Total Value	254,810	227,391		25,013	Total Taxable	24,013 2,352.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660095882	MORENO, DONICIA M			40	246,096	1000	23,285	2,281.00
2024	2024-660095882	MORENO, DONICIA M			40	263,370	1000	22,577	2,169.00
2023	2023-660095882	MORENO, DONICIA M			40	231,789	1000	21,890	2,051.00
2022	2022-660095882	MORENO, DONICIA M			40	228,792	1000	21,224	2,079.00
2021	2021-660095882	MORENO, DONICIA M			40	196,151	1000	20,577	1,991.00
2020	2020-660095882	MORENO, DONICIA M			40	172,423	1000	17,626	1,705.00
2019	2019-660095882	BALLARD, JAMES & CHIZUKO			40	164,396	1000	17,084	1,654.00
2018	2018-660095882	BALLARD, JAMES & CHIZUKO			40	165,411	1000	17,195	1,603.00
2017	2017-660095882	BALLARD, JAMES & CHIZUKO			40	164,091	1000	17,050	1,604.00
2016	2016-660095882	BALLARD, JAMES & CHIZUKO			40	160,107	1000	16,612	1,570.00
2015	2015-660095882	BALLARD, JAMES & CHIZUKO			40	162,408	0	17,865	1,703.00
2014	2014-660095882	SIMMONS HOMES RESIDENTIAL			40	6,985	0	768	74.00



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1641	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,149.00 x 5.30 = 37,890	
Factor Value		
Adjustments	1.0000	
Lot Value	37,890	

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



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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

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	+	37,890			
Total Area	x 1,626	Indicated Value	=	254,810			
Adjusted Cost	= 221,900	Value Per SqFt		156.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,920		
Lot Value	37,890		
Indicated Value	254,810	156.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,810	156.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121181	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	121183	52		52	26.77		1,392



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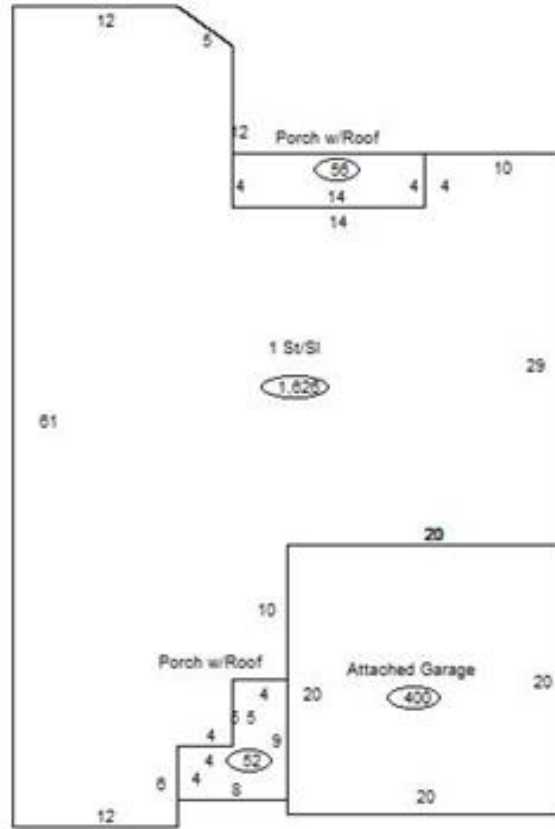
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Sketch Image

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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