



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:37:55  
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Assessment Data					Primary Image														
<b>Account</b> 660095885 <b>Parcel ID</b> 000000-00-0-00457-001-0003 <b>Cadastral ID</b> 10-21-14-06400 <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> 322504 KERNYANSKY, STEPHANIE  11063 N 148TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11063 N 148TH E AVE <b>Subdivision</b> LAKE VALLEY V PHASE I <b>Lot/Block</b> 0003 / 0005 <b>Parcel Size</b> 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-26\IMG_003: 7/26/2022</p>														
<b>Legal Description</b> Lat/Long: 36.31524035 -95.80806165																			
LAKE VALLEY V - PHASE 1 BLOCK 5 LOT 3					<b>Building Permits</b> <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>14-0728X</td> <td>R15-NEW 1413 SQ FT SFR</td> <td>08/2014</td> <td>12/2014</td> <td>107,580</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	14-0728X	R15-NEW 1413 SQ FT SFR	08/2014	12/2014	107,580
Number	Description	Opened	Closed	Amount															
14-0728X	R15-NEW 1413 SQ FT SFR	08/2014	12/2014	107,580															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		2660/827	COLEMAN, WHITNEY	09/11/2017	165,000	YES										
					2447/216	CAPITAL HOMES RES GROUP LLC	12/31/2014	151,500	YES										
					2336/752	LAKE VALLEY INVESTMENT	06/18/2013	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2018		Land Value 37,381	37,381	11%	4,112	Assessed	25,650	2,512.67										
Year Frozen	0		Improvements 196,542	195,801		21,538	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 233,923	233,182		25,650	<b>Total Taxable</b>	25,650	2,513.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660095885	KERNYANSKY, STEPHANIE			40	226,482	0	24,429	2,393.00										
2024	2024-660095885	KERNYANSKY, STEPHANIE			40	241,726	0	23,266	2,235.00										
2023	2023-660095885	KERNYANSKY, STEPHANIE			40	215,290	0	22,157	2,076.00										
2022	2022-660095885	KERNYANSKY, STEPHANIE			40	212,813	0	21,103	2,067.00										
2021	2021-660095885	KERNYANSKY, STEPHANIE			40	182,706	0	20,098	1,944.00										
2020	2020-660095885	KERNYANSKY, STEPHANIE			40	177,080	0	19,479	1,884.00										
2019	2019-660095885	KERNYANSKY, STEPHANIE			40	168,940	0	18,583	1,799.00										
2018	2018-660095885	KERNYANSKY, STEPHANIE			40	168,357	0	18,519	1,727.00										
2017	2017-660095885	KERNYANSKY, STEPHANIE			40	155,539	1000	16,109	1,516.00										
2016	2016-660095885	COLEMAN, WHITNEY			40	151,658	1000	15,682	1,482.00										
2015	2015-660095885	COLEMAN, WHITNEY			40	155,699	1000	16,127	1,538.00										
2014	2014-660095885	CAPITAL HOMES RES GROUP LLC			40	6,985	0	768	74.00										



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1619	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,053.00 x 5.30 = 37,381	
Factor Value		
Adjustments	1.0000	
Lot Value	37,381	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,418 / 1,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,418
Fixture/RghIn	18 /
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	
Adjusted R	0.8445		
Indicated Value	209,599	147.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,460 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,542		
Lot Value	37,381		
Indicated Value	233,923	164.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,923	164.97	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.68	Total Misc Impr	+	3,153	
Roofing Adj	+ 5.06	Garage Cost	+	13,584	
Subfloor Adj	+ -2.41	Total RCN	=	215,980	
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	-	19,438	
Plumbing Adj	+ 17.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	196,542	
Adj Base Cost	= 140.51	Lot Value	+	37,381	
Total Area	x 1,418	Indicated Value	=	233,923	
Adjusted Cost	= 199,243	Value Per SqFt		164.97	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121667	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	121669	10x4		40	26.80		1,072

