



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:57
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Assessment Data					Primary Image																																																																																																												
Account 660095886 Parcel ID 000000-00-0-00457-005-0004 Cadastral ID 10-21-14-06410 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 339871 HH & L PROPERTIES 2020 LLC PO BOX 397 OWASSO OK 74055-0000 Parcel Location Situs 11105 N 148TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0004 / 0005 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: 36.31550278 -95.80796609 LAKE VALLEY V - PHASE 1 BLOCK 5 LOT 4																																																																																																																	
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1542	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,718.00 x 5.30 = 35,605	
Factor Value		
Adjustments	1.0000	
Lot Value	35,605	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,808 / 1,808
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,808
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-26\IMG_003; 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,913	120.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,720		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.25	Total Misc Impr	+	4,102			
Roofing Adj	+ 4.36	Garage Cost	+	12,100			
Subfloor Adj	+ -1.15	Total RCN	=	229,040			
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	22,904			
Plumbing Adj	+ 7.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	206,136			
Adj Base Cost	= 117.72	Lot Value	+	35,605			
Total Area	x 1,808	Indicated Value	=	241,741			
Adjusted Cost	= 212,838	Value Per SqFt		133.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,136		
Lot Value	35,605		
Indicated Value	241,741	133.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,741	133.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121177	15x6		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	121178	8x5		40	24.14		966
PATO	SLAB PORCH - OPEN	121179	15x6		90	10.86		977



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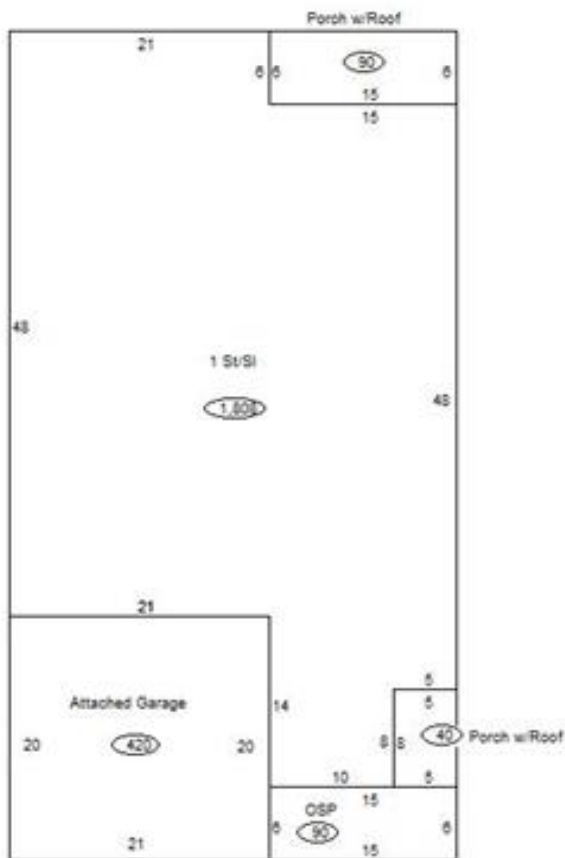
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Sketch Image

660095886



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,808	1.000	1,808
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,808		1,808