



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:56:14
Page 1

Assessment Data					Primary Image														
Account 660097360 Parcel ID 000000-00-0-00458-002-0013 Cadastral ID 10-21-14-06480 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 315414 COPELAND, JAMES L 11206 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11206 N 146TH E AVE Subdivision LAKE VALLEY V PHASE II Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">07/17/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-18\IMG_003; 7/18/2022</p>														
Legal Description Lat/Long: 36.31770653 -95.81089392																			
LOT 13 BLOCK 2 LAKE VALLEY V PHASE II					Building Permits <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>14-1243X</td> <td>R16-NEW 1626 SQ FT SFR</td> <td>04/2015</td> <td>08/2015</td> <td>111,430</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	14-1243X	R16-NEW 1626 SQ FT SFR	04/2015	08/2015	111,430
Number	Description	Opened	Closed	Amount															
14-1243X	R16-NEW 1626 SQ FT SFR	04/2015	08/2015	111,430															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2478/792	SIMMONS HOMES RESIDENTIAL	06/10/2015	168,000	YES										
					2442/257	LAKE VALLEY INVESTMENT	11/19/2014	1,960,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2016		Land Value 33,894	33,894	11%	3,728	Assessed	22,986	2,251.71										
Year Frozen			Improvements 219,304	175,073		19,258	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 253,198	208,967		22,986	Total Taxable	21,986	2,154.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097360	COPELAND, JAMES L			40	244,363	1000	21,317	2,088.00										
2024	2024-660097360	COPELAND, JAMES L			40	261,575	1000	20,667	1,985.00										
2023	2023-660097360	COPELAND, JAMES L			40	233,797	1000	20,036	1,878.00										
2022	2022-660097360	COPELAND, JAMES L			40	219,765	1000	19,424	1,903.00										
2021	2021-660097360	COPELAND, JAMES L			40	188,320	1000	18,829	1,822.00										
2020	2020-660097360	COPELAND, JAMES L			40	178,476	1000	18,251	1,765.00										
2019	2019-660097360	COPELAND, JAMES L			40	169,912	1000	17,690	1,713.00										
2018	2018-660097360	COPELAND, JAMES L			40	174,313	1000	18,174	1,695.00										
2017	2017-660097360	COPELAND, JAMES L			40	172,952	1000	18,025	1,696.00										
2016	2016-660097360	COPELAND, JAMES L			40	168,673	1000	17,554	1,659.00										
2015	2015-660097360	COPELAND, JAMES L			40	5,129	0	564	54.00										



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 Time 08:56:14
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1468		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,395.00 x 5.30 = 33,894		
Factor Value			
Adjustments	1.0000		
Lot Value	33,894		



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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	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	226,810	139.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	235,990		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 (8%)	-	19,070			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	219,304			
Adj Base Cost	= 136.47	Lot Value	+	33,894			
Total Area	x 1,626	Indicated Value	=	253,198			
Adjusted Cost	= 221,900	Value Per SqFt		155.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,304		
Lot Value	33,894		
Indicated Value	253,198	155.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,198	155.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123663	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	123665	52		52	26.77		1,392



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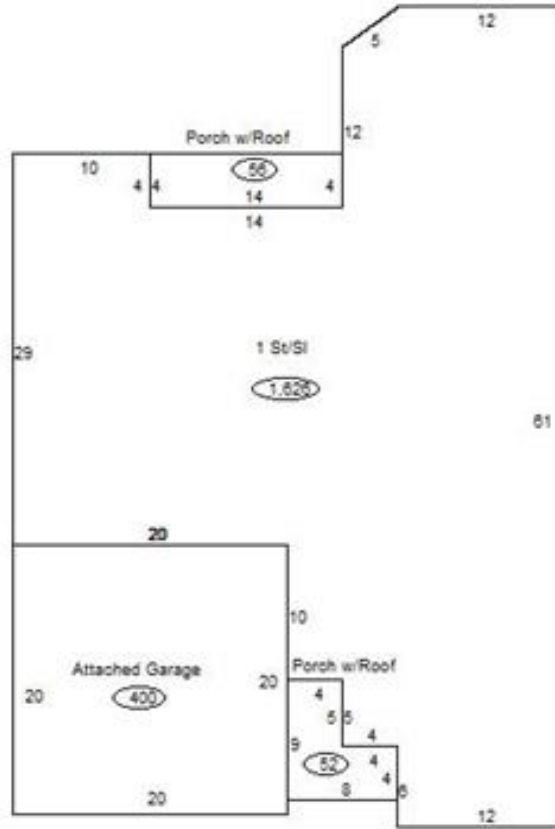
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 Time 08:56:14
 Page 3

Sketch Image

660097360



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