



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 660097382 Parcel ID 000000-00-0-00458-005-0008 Cadastral ID 10-21-14-06700 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 316657 HOLDER, PATRICIA L REVOCABLE TRUST 11113 N 148TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11113 N 148TH E AVE Subdivision LAKE VALLEY V PHASE II Lot/Block 0008 / 0005 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\2022-7-26\IMG_002i 7/26/2022</p>														
Legal Description Lat/Long: 36.31602990 -95.80778974																			
LOT 8 BLOCK 5 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	HOLDER, PATRICIA L	01/08/2019	0	4										
					2506/891	CAPITAL HOMES RES GRP LLC	10/19/2015	185,000	YES										
					2446/353	LAKE VALLEY INVESTMENT	12/19/2014	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2016	Land Value	31,890	22,569	11%	2,483	Assessed	20,510	2,009.16										
Year Frozen	2016	Improvements	231,572	163,883		18,027	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	263,462	186,452		20,510	Total Taxable	19,510	1,911.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097382	HOLDER, PATRICIA L			40	254,613	1000	19,510	1,911.00										
2024	2024-660097382	HOLDER, PATRICIA L			40	271,662	1000	19,510	1,874.00										
2023	2023-660097382	HOLDER, PATRICIA L			40	241,302	1000	19,510	1,828.00										
2022	2022-660097382	HOLDER, PATRICIA L			40	235,446	1000	19,510	1,911.00										
2021	2021-660097382	HOLDER, PATRICIA L			40	207,863	1000	19,510	1,887.00										
2020	2020-660097382	HOLDER, PATRICIA L			40	197,675	1000	19,510	1,887.00										
2019	2019-660097382	HOLDER, PATRICIA L			40	188,007	1000	19,510	1,889.00										
2018	2018-660097382	HOLDER, RONALD D & PATRICIA L			40	192,837	1000	19,510	1,819.00										
2017	2017-660097382	HOLDER, RONALD D & PATRICIA L			40	191,263	1000	19,510	1,836.00										
2016	2016-660097382	HOLDER, RONALD D & PATRICIA L			40	186,452	1000	19,510	1,844.00										
2015	2015-660097382	CAPITAL HOMES RES GRP LLC			40	5,129	0	564	54.00										



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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	0.1381		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,017.00 x 5.30 = 31,890		
Factor Value			
Adjustments	1.0000		
Lot Value	31,890		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,604 / 1,604
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,604
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



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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	234,127	145.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	243,320 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,572		
Lot Value	31,890		
Indicated Value	263,462	164.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	263,462	164.25	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.01	Total Misc Impr	+	4,819	
Roofing Adj	+ 4.80	Garage Cost	+	15,930	
Subfloor Adj	+ -2.31	Total RCN	=	251,709	
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	20,137	
Plumbing Adj	+ 18.85	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	231,572	
Adj Base Cost	= 143.99	Lot Value	+	31,890	
Total Area	x 1,604	Indicated Value	=	263,462	
Adjusted Cost	= 230,960	Value Per SqFt		164.25	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125891	12x8		96	26.63		2,556
PATO	SLAB PORCH - OPEN	125892	8x4		32	11.48		367
PRCH	SLAB PORCH - COVERED	125893	71		71	26.71		1,896



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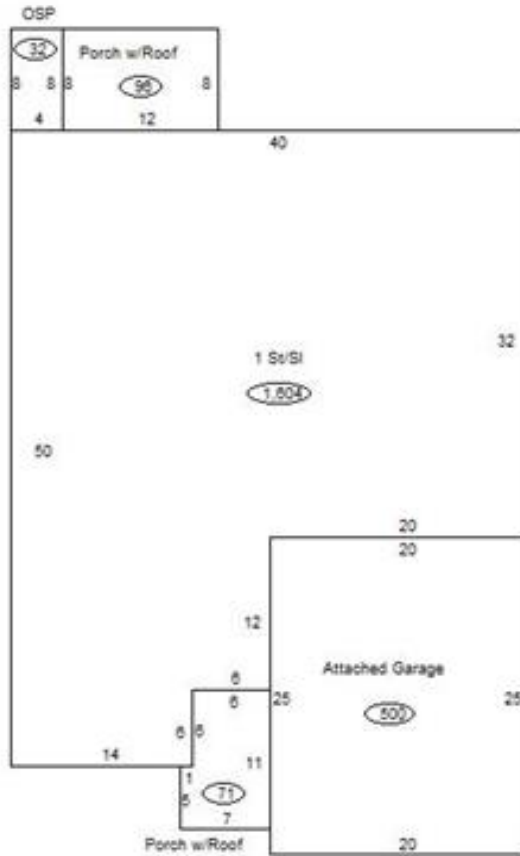
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Sketch Image

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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	1,604	1.000	1,604
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	32	1.000	32
5	M	PRCH		13	SLBC	71	1.000	71
Total Building Area						1,604		1,604