



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 660097399 Parcel ID 000000-00-0-00458-005-0025 Cadastral ID 10-21-14-06870 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 320965 BROOKS, JEFF W & SANDRA K OATH TRUST 14602 E 112TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14602 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0025 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 2 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.31713837 -95.81046644 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>16-1003X</td> <td>R18-NEW 1766 SQ FT SFR</td> <td>11/2016</td> <td>07/2017</td> <td>121,660</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | 16-1003X | R18-NEW 1766 SQ FT SFR | 11/2016 | 07/2017 | 121,660 | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16-1003X | R18-NEW 1766 SQ FT SFR | 11/2016 | 07/2017 | 121,660 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>26,089</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | HV | Veteran | Yes | 999,999 | 26,089 | H | Homestead | Yes | 1,000 | | <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2620/830</td> <td>CAPITAL HOMES RES GRP LLC</td> <td>03/24/2017</td> <td>194,000</td> <td>YES</td> </tr> <tr> <td>2446/353</td> <td>LAKE VALLEY INVESTMENT</td> <td>12/19/2014</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | 2620/830 | CAPITAL HOMES RES GRP LLC | 03/24/2017 | 194,000 | YES | 2446/353 | LAKE VALLEY INVESTMENT | 12/19/2014 | 0 | 4 |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HV | Veteran | Yes | 999,999 | 26,089 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2620/830 | CAPITAL HOMES RES GRP LLC | 03/24/2017 | 194,000 | 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 | 2018 | Land Value | 42,427 | 42,427 | 11% | 4,667 | Assessed | 26,089 | 2,555.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 240,759 | 194,743 | | 21,422 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 26,089 | -2,556.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 283,186 | 237,170 | | 26,089 | Total Taxable | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660097399 | BROOKS, JEFF W & SANDRA K | | | 40 | 275,936 | 25329 | | .00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660097399 | BROOKS, JEFF W & SANDRA K | | | 40 | 294,450 | 24591 | | .00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660097399 | BROOKS, JEFF W | | | 40 | 252,469 | 23875 | | .00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660097399 | BROOKS, JEFF W | | | 40 | 244,076 | 1000 | 22,180 | 2,173.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660097399 | BROOKS, JEFF W | | | 40 | 212,081 | 1000 | 21,505 | 2,080.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660097399 | BROOKS, JEFF W | | | 40 | 200,747 | 1000 | 20,849 | 2,017.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660097399 | BROOKS, JEFF W | | | 40 | 192,845 | 1000 | 20,213 | 1,957.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660097399 | BROOKS, JEFF W | | | 40 | 196,147 | 1000 | 20,576 | 1,919.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660097399 | BROOKS, JEFF W | | | 40 | 30,000 | 0 | 622 | 59.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660097399 | CAPITAL HOMES RES GRP LLC | | | 40 | 30,000 | 0 | 592 | 56.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660097399 | CAPITAL HOMES RES GRP LLC | | | 40 | 5,129 | 0 | 564 | 54.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1059 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.1838 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 8,005.00 x 5.30 = 42,427 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 42,427 | | |



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| 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 | 1,770 / 1,770 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,770 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.0 / 1.0 |
| Basement Area | |
| Garage Type | 504 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2017 / 7 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 250,783 | 141.69 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 253,510 Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 107.85 | Total Misc Impr | + 5,952 |
| Roofing Adj | + 4.71 | Garage Cost | + 16,032 |
| Subfloor Adj | + -2.39 | Total RCN | = 258,881 |
| Heat/Cool Adj | + 12.64 | Depreciation (7%) | - 18,122 |
| Plumbing Adj | + 11.03 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 240,759 |
| Adj Base Cost | = 133.84 | Lot Value | + 42,427 |
| Total Area | x 1,770 | Indicated Value | = 283,186 |
| Adjusted Cost | = 236,897 | Value Per SqFt | 159.99 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 240,759 | | |
| Lot Value | 42,427 | | |
| Indicated Value | 283,186 | 159.99 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 283,186 | 159.99 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 134653 | 16x8 | | 128 | 26.53 | | 3,396 |
| PRCH | SLAB PORCH - COVERED | 134655 | 96 | | 96 | 26.63 | | 2,556 |



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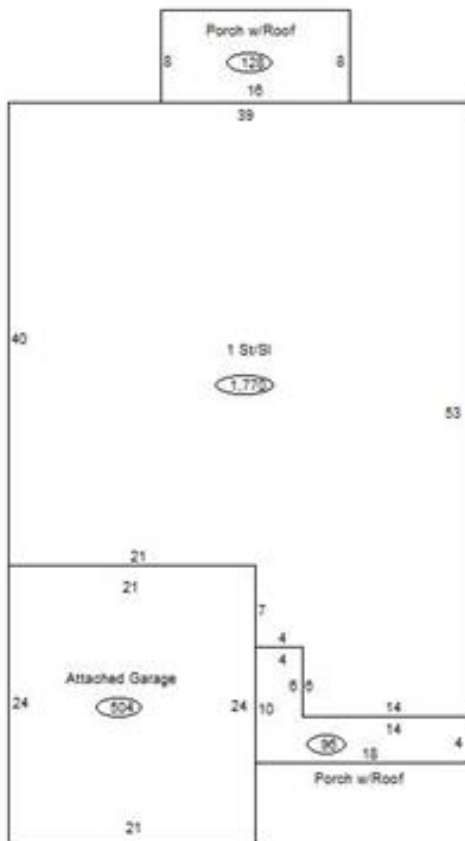
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Sketch Image

660097399



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,770 | 1.000 | 1,770 |
| 2 | M | PRCH | | 13 | SLBC | 128 | 1.000 | 128 |
| 3 | G | 1 | | 13 | Attached Garage | 504 | 1.000 | 504 |
| 4 | M | PRCH | | 13 | SLBC | 96 | 1.000 | 96 |
| Total Building Area | | | | | | 1,770 | | 1,770 |