



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 660097403 Parcel ID 000000-00-0-00458-005-0029 Cadastral ID 10-21-14-06910 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 335976 HOGANSON, KURT FRED & JENNA KAE 14610 E 112TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14610 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0029 / 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_000 7/26/2022</p>														
Legal Description Lat/Long: 36.31706531 -95.80952016																			
LOT 29 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>14-1220 X</td> <td>R17-NEW 1433 SQ FT SFR</td> <td>04/2015</td> <td>06/2016</td> <td>100,815</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	14-1220 X	R17-NEW 1433 SQ FT SFR	04/2015	06/2016	100,815
Number	Description	Opened	Closed	Amount															
14-1220 X	R17-NEW 1433 SQ FT SFR	04/2015	06/2016	100,815															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	MCCRANDALL, SHERI E &	09/24/2021	216,000	4										
					2527/928	SIMMONS HOMES RESIDENTIAL	02/05/2016	189,000	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		Land Value	32,341	32,341	11%	3,558	Assessed	26,764	2,621.80										
Year Frozen		Improvements	243,035	210,965		23,206	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0	Total Value	275,376	243,306		26,764	Total Taxable	25,764	2,524.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097403	HOGANSON, KURT FRED &			40	268,053	1000	24,985	2,448.00										
2024	2024-660097403	HOGANSON, KURT FRED &			40	286,875	1000	24,228	2,328.00										
2023	2023-660097403	HOGANSON, KURT FRED &			40	253,947	1000	23,493	2,202.00										
2022	2022-660097403	HOGANSON, KURT FRED &			40	245,972	1000	22,779	2,232.00										
2021	2021-660097403	HOGANSON, KURT FRED &			40	210,439	0	23,087	2,233.00										
2020	2020-660097403	MCCRANDALL, SHERI E &			40	200,178	0	21,987	2,127.00										
2019	2019-660097403	MCCRANDALL, SHERI E &			40	190,368	0	20,940	2,028.00										
2018	2018-660097403	MCCRANDALL, SHERI E &			40	195,117	0	21,463	2,001.00										
2017	2017-660097403	MCCRANDALL, SHERI E &			40	193,541	0	21,290	2,003.00										
2016	2016-660097403	MCCRANDALL, SHERI E &			40	30,000	0	592	56.00										
2015	2015-660097403	SIMMONS HOMES RESIDENTIAL			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	0.1401		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,102.00 x 5.30 = 32,341		
Factor Value			
Adjustments	1.0000		
Lot Value	32,341		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-26\IMG_000' 7/26/2022

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	1,850 / 1,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,075	133.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.26	Total Misc Impr	+ 4,477
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 264,169
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 21,134
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 243,035
Adj Base Cost	= 132.78	Lot Value	+ 32,341
Total Area	x 1,850	Indicated Value	= 275,376
Adjusted Cost	= 245,643	Value Per SqFt	148.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,035		
Lot Value	32,341		
Indicated Value	275,376	148.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	275,376	148.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128868	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	128869	5x5		25	26.85		671
PATO	SLAB PORCH - OPEN	128870	9x6		54	11.48		620



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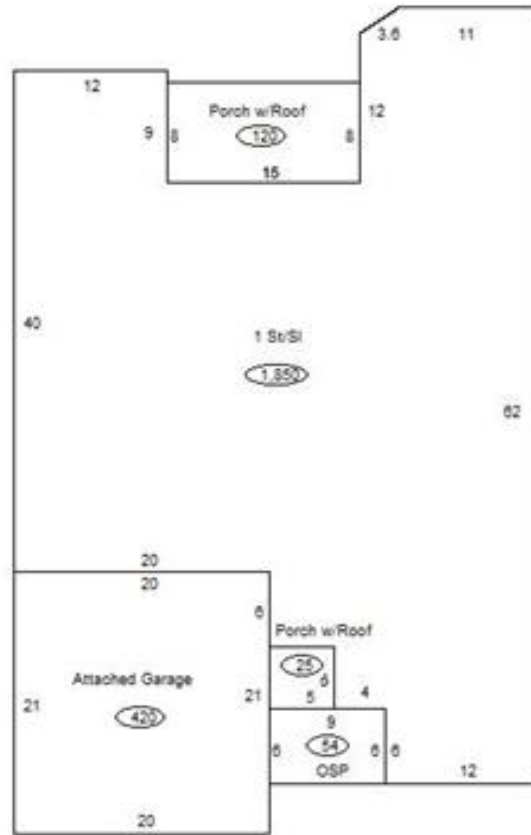
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Sketch Image

660097403



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,850	1.000	1,850
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	25	1.000	25
5	M	PATO		13	Open Slab	54	1.000	54
Total Building Area						1,850		1,850