




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:57:35  
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Assessment Data					Primary Image				
Account	660097404				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-26\IMG_0001 7/26/2022</p>				
Parcel ID	000000-00-0-00458-005-0030								
Cadastral ID	10-21-14-06920								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	317116								
COUCH, KARRIE S									
14612 E 112TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14612 E 112TH PL N								
Subdivision	LAKE VALLEY V PHASE II								
Lot/Block	0030 / 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: 36.31706660 -95.80934911									
Building Permits									
LOT 30 BLOCK 5 LAKE VALLEY V PHASE II									
Number	Description	Opened	Closed	Amount					
14-1218X	R16-NEW 1626 SQ FT SFR	04/2015	11/2015	111,430					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2516/183	SIMMONS HOMES RESIDENTIAL	11/24/2015	174,500	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	32,367	32,367	11%	3,560	Assessed	23,918 2,343.01	
Year Frozen		Improvements	220,665	185,069		20,358	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	253,032	217,436		23,918	Total Taxable	22,918 2,245.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097404	COUCH, KARRIE S	40	244,087	1000	22,221	2,177.00		
2024	2024-660097404	COUCH, KARRIE S	40	260,955	1000	21,545	2,070.00		
2023	2023-660097404	COUCH, KARRIE S	40	234,952	1000	20,888	1,957.00		
2022	2022-660097404	COUCH, KARRIE S	40	228,966	1000	20,251	1,984.00		
2021	2021-660097404	COUCH, KARRIE S	40	195,768	1000	19,632	1,899.00		
2020	2020-660097404	COUCH, KARRIE S	40	185,784	1000	19,031	1,841.00		
2019	2019-660097404	COUCH, KARRIE S	40	176,799	1000	18,448	1,786.00		
2018	2018-660097404	COUCH, KARRIE S	40	181,289	1000	18,942	1,766.00		
2017	2017-660097404	COUCH, KARRIE S	40	179,862	1000	18,785	1,768.00		
2016	2016-660097404	COUCH, KARRIE S	40	175,377	1000	18,291	1,729.00		
2015	2015-660097404	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	0.1402		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,107.00 x 5.30 = 32,367		
Factor Value			
Adjustments	1.0000		
Lot Value	32,367		



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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	
Adusted 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	+	4,369			
Roofing Adj	+ 4.90	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	239,853			
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	-	19,188			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	220,665			
Adj Base Cost	= 136.47	Lot Value	+	32,367			
Total Area	x 1,626	Indicated Value	=	253,032			
Adjusted Cost	= 221,900	Value Per SqFt		155.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,665		
Lot Value	32,367		
Indicated Value	253,032	155.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,032	155.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125927	14x8		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	125929	52		52	26.77		1,392



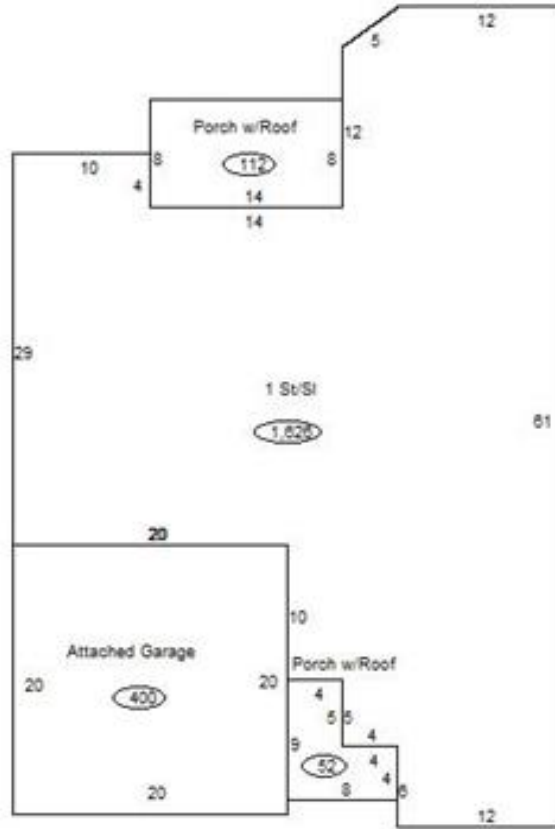
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Sketch Image

660097404



**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	112	1.000	112
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	52	1.000	52
<b>Total Building Area</b>						1,626		1,626