



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:57:37
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660097405 Parcel ID 000000-00-0-00458-005-0031 Cadastral ID 10-21-14-06930 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 315812 HH & L PROPERTIES LLC C/O TYANN DEVELOPMENT PO BOX 397 OWASSO OK 74055-0000 Parcel Location Situs 14614 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0031 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1382		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,020.00 x 5.30 = 31,906		
Factor Value			
Adjustments	1.0000		
Lot Value	31,906		



\\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	95% Veneer, Masonry 5% Frame, Siding, Wood
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	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	245,087	132.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	249,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.85	Total Misc Impr	+	5,294			
Roofing Adj	+ 4.78	Garage Cost	+	14,049			
Subfloor Adj	+ -2.28	Total RCN	=	264,228			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	21,138			
Plumbing Adj	+ 8.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	243,090			
Adj Base Cost	= 132.37	Lot Value	+	31,906			
Total Area	x 1,850	Indicated Value	=	274,996			
Adjusted Cost	= 244,885	Value Per SqFt		148.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,090		
Lot Value	31,906		
Indicated Value	274,996	148.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,996	148.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124693	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	124694	79		79	26.68		2,108



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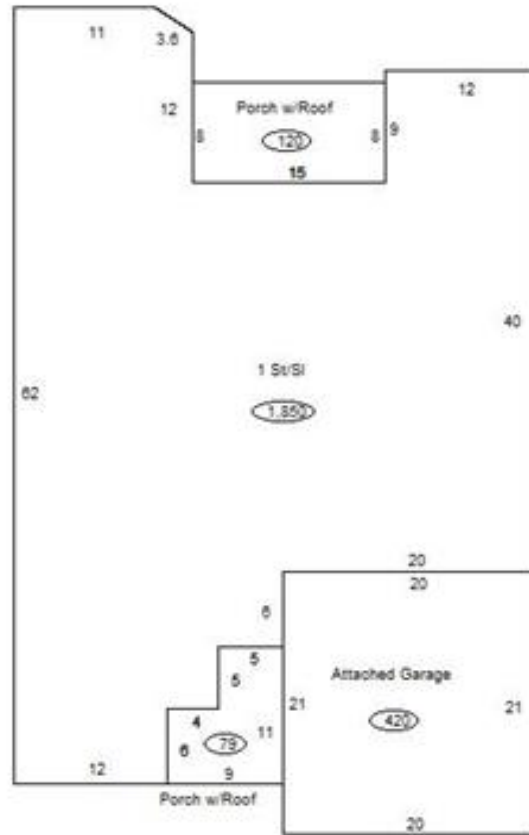
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Sketch Image

660097405



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	79	1.000	79
Total Building Area						1,850		1,850