



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 660097408 Parcel ID 000000-00-0-00458-005-0034 Cadastral ID 10-21-14-06960 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 14620 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0034 / 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: 36.31716534 -95.80894010										Building Permits									
LOT 34 BLOCK 5 LAKE VALLEY V PHASE II				<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>15-0315-X</td> <td>R16-NEW 1849 SQ FT SFR</td> <td>04/2015</td> <td>08/2015</td> <td>123,695</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	15-0315-X	R16-NEW 1849 SQ FT SFR	04/2015	08/2015	123,695
Number	Description	Opened	Closed	Amount															
15-0315-X	R16-NEW 1849 SQ FT SFR	04/2015	08/2015	123,695															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2492/36	SIMMONS HOMES RESIDENTIAL	08/04/2015	180,000	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	2016		Land Value	32,033	32,033	11%	Assessed	28,444	2,786.37										
Year Frozen			Improvements	243,090	226,545		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	275,123	258,578	28,444	Total Taxable	28,444	2,786.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660097408	HH & L PROPERTIES LLC			40	265,222	0	27,090	2,654.00										
2024	2024-660097408	HH & L PROPERTIES LLC			40	283,542	0	25,799	2,479.00										
2023	2023-660097408	HH & L PROPERTIES LLC			40	251,913	0	24,570	2,302.00										
2022	2022-660097408	HH & L PROPERTIES LLC			40	237,231	0	23,401	2,293.00										
2021	2021-660097408	HH & L PROPERTIES LLC			40	203,323	0	22,287	2,156.00										
2020	2020-660097408	HH & L PROPERTIES LLC			40	193,184	0	21,225	2,053.00										
2019	2019-660097408	HH & L PROPERTIES LLC			40	183,770	0	20,215	1,957.00										
2018	2018-660097408	HH & L PROPERTIES LLC			40	188,455	0	20,730	1,933.00										
2017	2017-660097408	HH & L PROPERTIES LLC			40	186,938	0	20,563	1,935.00										
2016	2016-660097408	HH & L PROPERTIES LLC			40	182,321	0	20,055	1,895.00										
2015	2015-660097408	HH & L PROPERTIES 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	0.1388		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,044.00 x 5.30 = 32,033		
Factor Value			
Adjustments	1.0000		
Lot Value	32,033		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	5% Frame, Siding, Wood 95% 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	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	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	+	32,033			
Total Area	x 1,850	Indicated Value	=	275,123			
Adjusted Cost	= 244,885	Value Per SqFt		148.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,090		
Lot Value	32,033		
Indicated Value	275,123	148.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	275,123	148.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123617	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	123618	79		79	26.68		2,108



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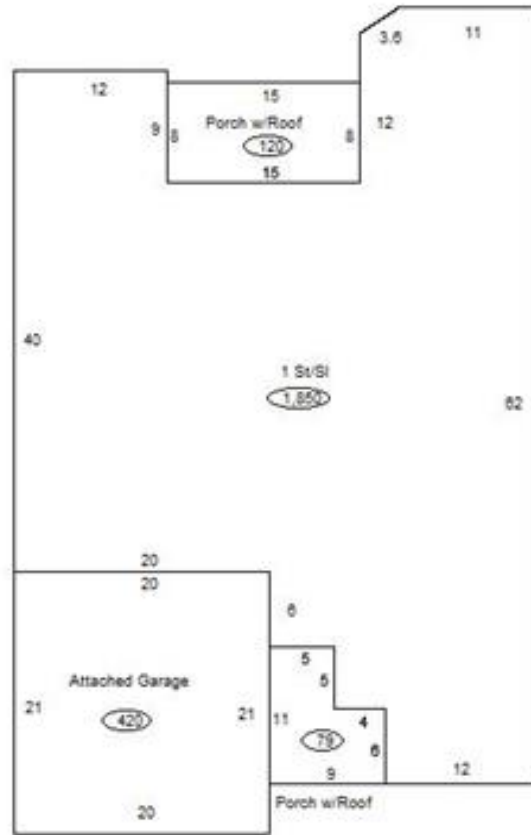
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Sketch Image

660097408



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