



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:58:23
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Assessment Data					Primary Image																																																																																																				
Account 660097430 Parcel ID 000000-00-0-00458-006-0013 Cadastral ID 10-21-14-07180 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333075 LUANGRAJ, ALEXANDER JOHN 14621 E 112TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14621 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0013 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">07/20/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_001 7/21/2022</p>																																																																																																				
Legal Description Lot/Long: 36.31757680 -95.80867870 LOT 13 BLOCK 6 LAKE VALLEY V PHASE II																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1422		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,194.00 x 5.30 = 32,828		
Factor Value			
Adjustments	1.0000		
Lot Value	32,828		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,398 / 1,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,398
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	215,891	154.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	221,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.13	Total Misc Impr	+	6,692			
Roofing Adj	+ 5.08	Garage Cost	+	14,049			
Subfloor Adj	+ -2.43	Total RCN	=	212,812			
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	14,897			
Plumbing Adj	+ 13.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	197,915			
Adj Base Cost	= 137.39	Lot Value	+	32,828			
Total Area	x 1,398	Indicated Value	=	230,743			
Adjusted Cost	= 192,071	Value Per SqFt		165.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,915		
Lot Value	32,828		
Indicated Value	230,743	165.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,743	165.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134921	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	134922	214		214	26.26		5,620



Rogers

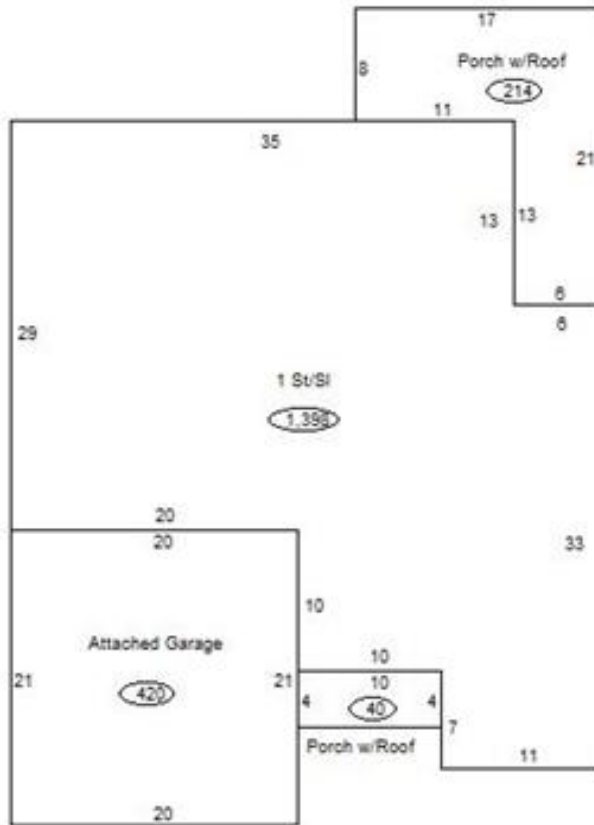
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Sketch Image

660097430



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,398	1.000	1,398
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	214	1.000	214
Total Building Area						1,398		1,398