



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:58:29
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Assessment Data					Primary Image				
Account	660097433								
Parcel ID	000000-00-0-00458-006-0016								
Cadastral ID	10-21-14-07210								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	322856								
FINOCCHIARO, CARLOS E									
14615 E 112TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	14615 E 112TH PL N								
Subdivision	LAKE VALLEY V PHASE II								
Lot/Block	0016 / 0006	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: 36.31745679 -95.80887834									
Building Permits									
LOT 16 BLOCK 6 LAKE VALLEY V PHASE II									
Number	Description	Opened	Closed	Amount					
17-0351X	R18-NEW 1766 SQ FT SFR	04/2017	12/2017	125,510					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2669/133	CAPITAL HOMES RES GRP LLC	10/18/2017	195,000	YES					
2446/353	LAKE VALLEY INVESTMENT	12/19/2014	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2018	Land Value	32,823	32,823	11%	3,611	Assessed	28,922 2,833.20	
Year Frozen		Improvements	230,102	230,102		25,311	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	262,925	262,925		28,922	Total Taxable	27,922 2,735.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097433	FINOCCHIARO, CARLOS E	40	255,935	0	28,142	2,757.00		
2024	2024-660097433	FINOCCHIARO, CARLOS E	40	273,348	0	26,802	2,575.00		
2023	2023-660097433	FINOCCHIARO, CARLOS E	40	243,188	0	25,526	2,392.00		
2022	2022-660097433	FINOCCHIARO, CARLOS E	40	243,438	0	24,310	2,382.00		
2021	2021-660097433	FINOCCHIARO, CARLOS E	40	211,810	0	23,152	2,240.00		
2020	2020-660097433	FINOCCHIARO, CARLOS E	40	200,457	0	22,050	2,133.00		
2019	2019-660097433	FINOCCHIARO, CARLOS E	40	192,496	0	21,174	2,050.00		
2018	2018-660097433	FINOCCHIARO, CARLOS E	40	195,427	0	21,497	2,005.00		
2017	2017-660097433	CAPITAL HOMES RES GRP LLC	40	30,000	0	622	59.00		
2016	2016-660097433	CAPITAL HOMES RES GRP LLC	40	30,000	0	592	56.00		
2015	2015-660097433	CAPITAL HOMES RES GRP 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	0.1422		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,193.00 x 5.30 = 32,823		
Factor Value			
Adjustments	1.0000		
Lot Value	32,823		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,863 / 1,863
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,863
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

Cost Approach		Manual : 01/2025	
Base Cost	99.05	Total Misc Impr	+ 6,080
Roofing Adj	+ 4.23	Garage Cost	+ 12,100
Subfloor Adj	+ -1.21	Total RCN	= 247,422
Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 17,320
Plumbing Adj	+ 9.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,102
Adj Base Cost	= 123.05	Lot Value	+ 32,823
Total Area	x 1,863	Indicated Value	= 262,925
Adjusted Cost	= 229,242	Value Per SqFt	141.13



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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	227,264	121.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	222,180 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,102		
Lot Value	32,823		
Indicated Value	262,925	141.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	262,925	141.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135485	17x8		136	23.81		3,238
PRCH	SLAB PORCH - COVERED	135486	119		119	23.88		2,842



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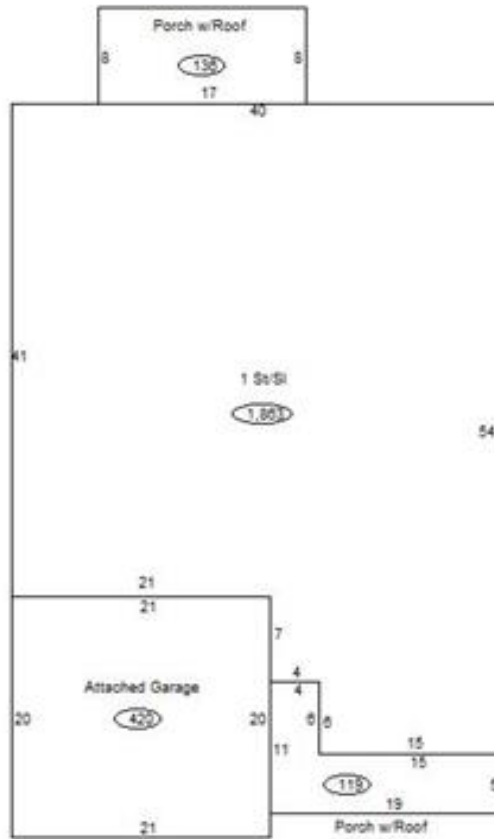
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Sketch Image

660097433



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,863	1.000	1,863
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	119	1.000	119
Total Building Area						1,863		1,863