



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:58:41
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Assessment Data					Primary Image																																																																																																				
Account 660097440 Parcel ID 000000-00-0-00458-000-000E Cadastral ID 10-21-14-07280 Property Type REAL - Real Property Property Class DENT VI Area 4 Tax Area 40 - OWASSO CITY Name ID 323584 LAKE VALLEY HOMEOWNERS' ASSOCIATION INC 12150 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs RESERVE Subdivision LAKE VALLEY V PHASE II Lot/Block / 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: 36.31740814 -95.81086886 RESERVE E LAKE VALLEY V PHASE II LESS TR BEG SW/C; S88.4929E 113.14'; L CURVE CA 00.2143 RAD 1225 ARC LENGTH 7.74 CHORD BEARING S07.4925W CHORD LENGTH 7.74'; N84.5430W 112.51' TO POB.																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1397		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,084.00 x 5.30 = 32,245		
Factor Value			
Adjustments	1.0000		
Lot Value	32,245		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	32,245		
Indicated Value	32,245	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	32,245	0.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 32,245
Total Area	x	Indicated Value	= 32,245
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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