



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:05:40
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Assessment Data					Primary Image				
Account	660098371								
Parcel ID	21N14E-11-2-00638-001-0013								
Cadastral ID	11-21-14-02560								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	336472								
MNS REALTY LLC									
12150 E 96TH ST N #200 OWASSO OK 74055-0000									
Parcel Location									
Situs	16371 E 115TH ST N								
Subdivision	QUAILBROOK EST PHASE I								
Lot/Block	0013 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	11 / 21 / 14 / 5								
Neighborhood	1042 - R-V03-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32136371 -95.79049115									
Building Permits									
LOT 13 BLOCK 1 QUAILBROOK EST PHASE I									
Number	Description	Opened	Closed	Amount					
R21 000062	R22- NEW 2052 SQ FT SFR	02/2021	12/2021	123,120					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SIMMONS HOMES RESIDENTIAL	11/12/2021	271,000	4
					/	K & S DEVELOPMENTS INC	11/10/2020	330,000	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	107,901	73,528	11%	8,088	Assessed	40,143	3,932.41
Year Frozen		Improvements	291,405	291,405		32,055	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	399,306	364,933		40,143	Total Taxable	40,143	3,932.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098371	MNS REALTY LLC	3	390,022	0	38,231	3,745.00		
2024	2024-660098371	MNS REALTY LLC	3	357,704	0	36,411	3,498.00		
2023	2023-660098371	MNS REALTY LLC	3	315,244	0	34,677	3,250.00		
2022	2022-660098371	MNS REALTY LLC	3	307,798	0	33,858	3,317.00		
2021	2021-660098371	SIMMONS HOMES RESIDENTIAL	3	55,000	0	6,050	585.00		
2020	2020-660098371	K & S DEVELOPMENTS INC	3	15,023	0	1,653	160.00		
2019	2019-660098371	K & S DEVELOPMENTS INC	3	15,023	0	1,653	160.00		
2018	2018-660098371	K & S DEVELOPMENTS INC	3	15,023	0	1,653	154.00		
2017	2017-660098371	K & S DEVELOPMENTS INC	3	15,023	0	1,653	155.00		
2016	2016-660098371	K & S DEVELOPMENTS INC	3	15,023	0	1,653	156.00		



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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5882		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,623.00 x 4.21 = 107,901		
Factor Value			
Adjustments	1.0000		
Lot Value	107,901		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,032 / 2,032
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,032
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	687 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	321,194	158.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	113,220		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.84	Total Misc Impr	+ 7,627
Roofing Adj	+ 5.36	Garage Cost	+ 32,268
Subfloor Adj	+ -3.40	Total RCN	= 303,547
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 12,142
Plumbing Adj	+ 6.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,405
Adj Base Cost	= 129.75	Lot Value	+ 107,901
Total Area	x 2,032	Indicated Value	= 399,306
Adjusted Cost	= 263,652	Value Per SqFt	196.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,405		
Lot Value	107,901		
Indicated Value	399,306	196.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	399,306	196.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152700	21x10		210	28.77		6,042
PRCH	Slab Porch - Covered	152702	9x6		54	29.36		1,585



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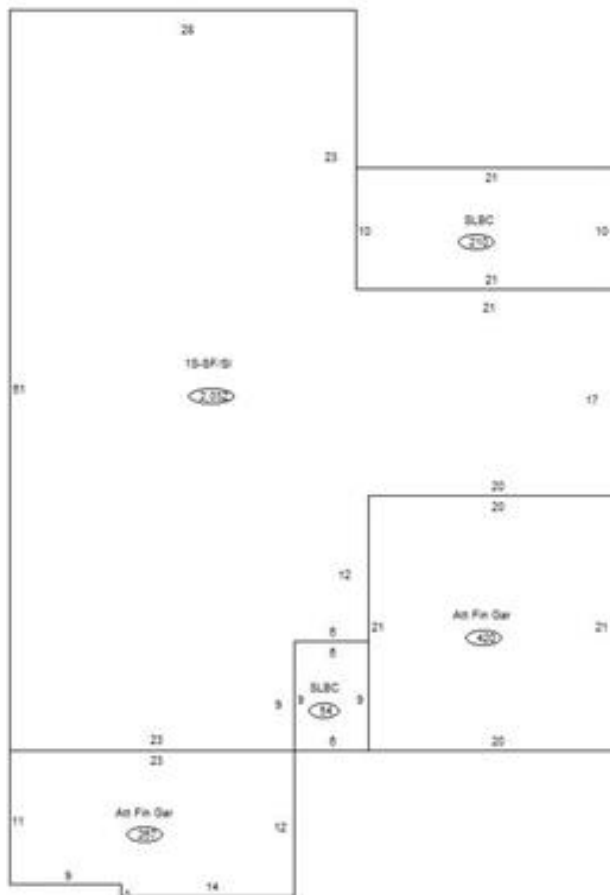
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Sketch Image

660098371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	2,032	1.000	2,032
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	210	1.000	210
4	G	5		10	Att Fin Gar	267	1.000	267
5	M	PRCH		10	SLBC	54	1.000	54
Total Building Area						2,032		2,032