



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660098596								
Parcel ID	21N14E-10-2-00460-002-0009								
Cadastral ID	10-21-14-07380								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	339363								
NEXPOINT SFR SPE 3 LLC									
8615 CLIFF CAMERON DR STE 200 CHARLOTTE NC 28269-0000									
Parcel Location									
Situs	14616 E 114TH ST N								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0031 / 0002	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: 36.31899349 -95.80985280									
Building Permits									
LOT 31 BLOCK 2 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
15-1110X	R17-NEW 1849 SQ FT SFR	01/2016	06/2016	123,695					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MCLEAN SFR INVESTMENT LLC	08/19/2022	5,710,000	WG					
/	ARMSTRONG, MICHAEL AARON	10/11/2021	240,000	YES					
2546/194	SIMMONS HOMES RESIDENTIAL	04/28/2016	186,000	YES					
2523/223	LAKE VALLEY INVESTMENT	12/18/2015	1,680,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	32,436	32,436	11%	3,568	Assessed	29,721 2,911.47	
Year Frozen		Improvements	237,752	237,752		26,153	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	270,188	270,188		29,721	Total Taxable	29,721 2,911.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098596	NEXPOINT SFR SPE 3 LLC	40	263,132	0	28,945	2,835.00		
2024	2024-660098596	NEXPOINT SFR SPE 3 LLC	40	281,599	0	27,720	2,663.00		
2023	2023-660098596	NEXPOINT SFR SPE 3 LLC	40	240,000	0	26,400	2,474.00		
2022	2022-660098596	NEXPOINT SFR SPE 3 LLC	40	240,000	0	26,400	2,586.00		
2021	2021-660098596	ARMSTRONG, MICHAEL AARON	40	201,287	0	22,142	2,142.00		
2020	2020-660098596	ARMSTRONG, MICHAEL AARON	40	198,160	0	21,798	2,109.00		
2019	2019-660098596	ARMSTRONG, MICHAEL AARON	40	188,769	0	20,765	2,011.00		
2018	2018-660098596	ARMSTRONG, MICHAEL AARON	40	193,459	0	21,280	1,984.00		
2017	2017-660098596	ARMSTRONG, MICHAEL AARON	40	191,947	0	21,114	1,987.00		
2016	2016-660098596	ARMSTRONG, MICHAEL AARON	40	5,662	0	623	59.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1405		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,120.00 x 5.30 = 32,436		
Factor Value			
Adjustments	1.0000		
Lot Value	32,436		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_001 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% 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	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,075	133.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.26	Total Misc Impr	+ 4,477
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 264,169
Heat/Cool Adj	+ 12.64	Depreciation (10%)	- 26,417
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 237,752
Adj Base Cost	= 132.78	Lot Value	+ 32,436
Total Area	x 1,850	Indicated Value	= 270,188
Adjusted Cost	= 245,643	Value Per SqFt	146.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,752		
Lot Value	32,436		
Indicated Value	270,188	146.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,188	146.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128914	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	128915	5x5		25	26.85		671
PATO	SLAB PORCH - OPEN	128916	9x6		54	11.48		620



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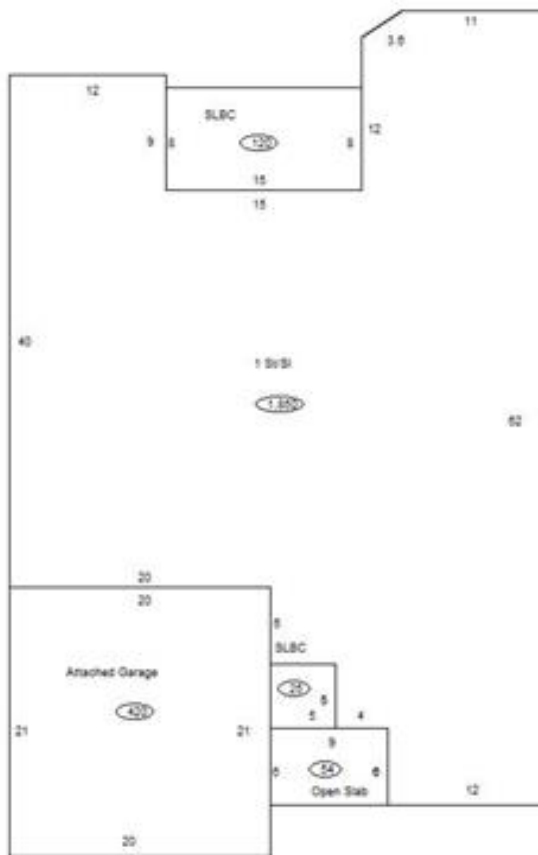
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,850	1.000	1,850
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	25	1.000	25
5	M	PATO		10	Open Slab	54	1.000	54
Total Building Area						1,850		1,850