



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	660098598								
Parcel ID	21N14E-10-2-00460-002-0011								
Cadastral ID	10-21-14-07400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	344457								
CERVANTES, LUIS									
14612 E 114TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14612 E 114TH ST N								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0033 / 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: 36.31860361 -95.80993325									
Building Permits									
LOT 33 BLOCK 2 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
17-0115X	R18-NEW 2256 SQ FT SFR	02/2017	07/2017	153,395					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOWELL, FRANK	05/22/2024	310,000	YES					
2636/865	CAPITAL HOMES RES GROUP LLC	05/30/2017	241,000	YES					
2519/532	LAKE VALLEY INVESTMENT	12/21/2015	805,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	48,970	48,970	11%	5,387	Assessed	35,650 3,492.27	
Year Frozen		Improvements	275,118	275,118		30,263	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	324,088	324,088		35,650	Total Taxable	35,650 3,492.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098598	CERVANTES, LUIS	40	315,998	0	34,760	3,405.00		
2024	2024-660098598	CERVANTES, LUIS	40	352,409	1000	29,412	2,826.00		
2023	2023-660098598	HOWELL, FRANK	40	306,938	1000	28,526	2,673.00		
2022	2022-660098598	HOWELL, FRANK	40	304,774	1000	27,666	2,710.00		
2021	2021-660098598	HOWELL, FRANK	40	253,014	1000	26,831	2,596.00		
2020	2020-660098598	HOWELL, FRANK	40	248,980	1000	26,069	2,522.00		
2019	2019-660098598	HOWELL, FRANK	40	238,916	1000	25,281	2,448.00		
2018	2018-660098598	HOWELL, FRANK	40	242,801	1000	25,708	2,397.00		
2017	2017-660098598	HOWELL, FRANK	40	5,662	0	623	59.00		
2016	2016-660098598	CAPITAL HOMES RES GROUP LLC	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	0.2717		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	11,835.00 x 5.30 = 62,726		
Factor Value			
Adjustments	0.7807		
Lot Value	48,970		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_002I 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,372 / 2,322
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,372
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	567 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	297,049	127.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	289,310		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.92	Total Misc Impr	+ 5,332
Roofing Adj	+ 3.01	Garage Cost	+ 17,566
Subfloor Adj	+ -1.44	Total RCN	= 295,826
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 20,708
Plumbing Adj	+ 8.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 275,118
Adj Base Cost	= 117.54	Lot Value	+ 48,970
Total Area	x 2,322	Indicated Value	= 324,088
Adjusted Cost	= 272,928	Value Per SqFt	139.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	275,118		
Lot Value	48,970		
Indicated Value	324,088	139.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	324,088	139.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134691	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	134692	16x5		80	26.68		2,134
PATO	SLAB PORCH - OPEN	134693	16x9		144	11.07		1,594



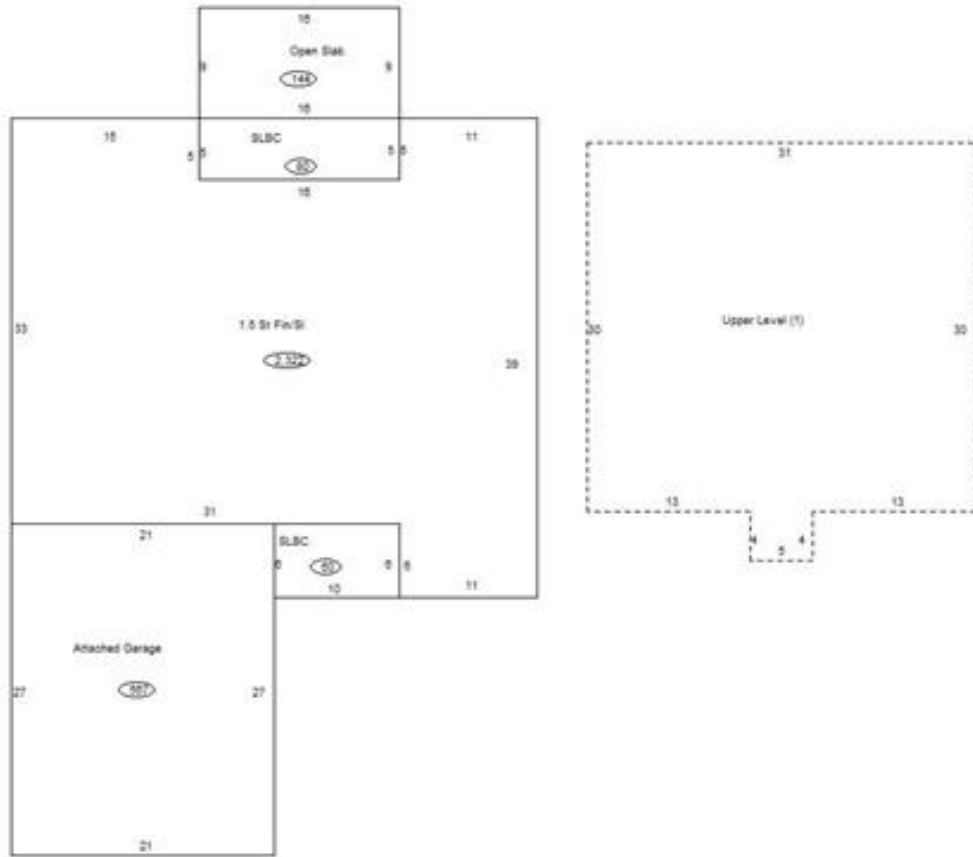
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,372	1.692	2,322
2	G	1		10	Attached Garage	567	1.000	567
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	80	1.000	80
5	M	PATO		10	Open Slab	144	1.000	144
6	U	^UL		10	Upper Level (1)	950	1.000	950
Total Building Area						1,372		2,322