



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660098602 <b>Parcel ID</b> 21N14E-10-2-00460-002-0015 <b>Cadastral ID</b> 10-21-14-07440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 318007 CGS REALTY LLC  12150 E 96TH ST N STE 200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14604 E 114TH ST N <b>Subdivision</b> LAKE VALLEY V PHASE III <b>Lot/Block</b> 0037 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_002 7/19/2022</p>														
<b>Legal Description</b> Lot/Long: 36.31905433 -95.81080535																			
LOT 37 BLOCK 2 LAKE VALLEY V PHASE 3					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>15-1107X</td> <td>R17-NEW 1626 SQ FT SFR</td> <td>01/2016</td> <td>06/2016</td> <td>111,430</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	15-1107X	R17-NEW 1626 SQ FT SFR	01/2016	06/2016	111,430
Number	Description	Opened	Closed	Amount															
15-1107X	R17-NEW 1626 SQ FT SFR	01/2016	06/2016	111,430															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2620/232	SIMMONS HOMES RESIDENTIAL	10/19/2016	145,000	4										
					2523/223	LAKE VALLEY INVESTMENT	12/18/2015	1,680,000	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>		<b>Land Value</b>	33,289	33,289	11%	3,662	<b>Assessed</b>	26,676	2,613.18										
<b>Year Frozen</b>		<b>Improvements</b>	221,308	209,222		23,014	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	254,597	242,511		26,676	<b>Total Taxable</b>	26,676	2,613.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660098602	CGS REALTY LLC	40	247,913	0	25,406	2,489.00												
2024	2024-660098602	CGS REALTY LLC	40	265,041	0	24,196	2,325.00												
2023	2023-660098602	CGS REALTY LLC	40	237,530	0	23,044	2,159.00												
2022	2022-660098602	CGS REALTY LLC	40	227,522	0	21,947	2,150.00												
2021	2021-660098602	CGS REALTY LLC	40	194,342	0	20,901	2,022.00												
2020	2020-660098602	CGS REALTY LLC	40	191,357	0	19,907	1,926.00												
2019	2019-660098602	CGS REALTY LLC	40	182,324	0	18,958	1,836.00												
2018	2018-660098602	CGS REALTY LLC	40	186,842	0	18,056	1,684.00												
2017	2017-660098602	CGS REALTY LLC	40	185,383	0	17,196	1,618.00												
2016	2016-660098602	SIMMONS HOMES RESIDENTIAL	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	0.1442		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,281.00 x 5.30 = 33,289		
Factor Value			
Adjustments	1.0000		
Lot Value	33,289		



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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	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	
Adjusted R	0.8445		
Indicated Value	228,798	140.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	235,020 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.13	Total Misc Impr	+ 4,369
Roofing Adj	+ 4.90	Garage Cost	+ 13,584
Subfloor Adj	+ -2.31	Total RCN	= 240,552
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 19,244
Plumbing Adj	+ 9.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,308
Adj Base Cost	= 136.90	Lot Value	+ 33,289
Total Area	x 1,626	Indicated Value	= 254,597
Adjusted Cost	= 222,599	Value Per SqFt	156.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,308		
Lot Value	33,289		
Indicated Value	254,597	156.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,597	156.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128927	14x8		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	128929	52		52	26.77		1,392



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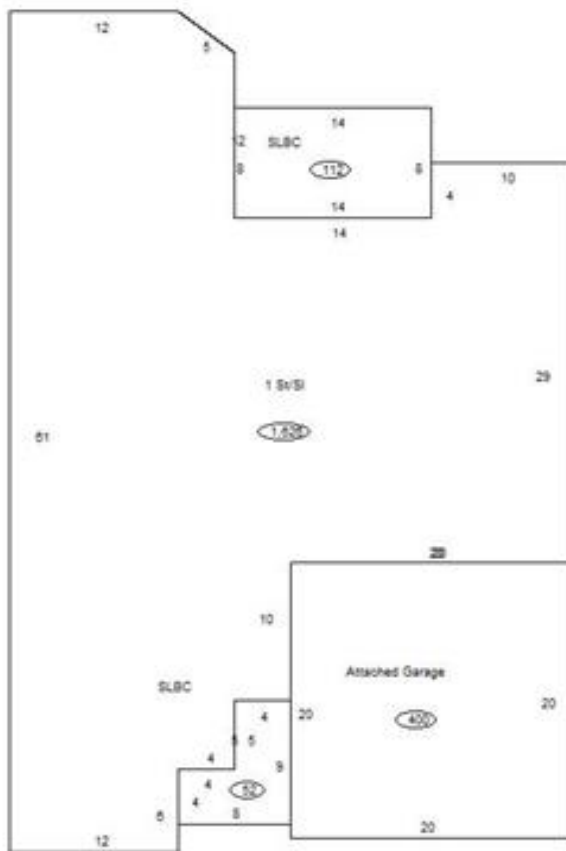
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Sketch Image

660098602



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,626	1.000	1,626
2	M	PRCH		10	SLBC	112	1.000	112
3	G	1		10	Attached Garage	400	1.000	400
4	M	PRCH		10	SLBC	52	1.000	52
<b>Total Building Area</b>						1,626		1,626