



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	660098605								
Parcel ID	21N14E-10-2-00460-002-0018								
Cadastral ID	10-21-14-07470								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	340735								
COOK, SUSAN GAY									
14516 E 114TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14516 E 114TH ST N								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0040 / 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: 36.31897854 -95.81096201									
Building Permits									
LOT 40 BLOCK 2 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
15-1201X	R17-NEW 1512 SQ FT SFR	01/2016	06/2016	105,160					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	JEPPESEN, TERRY M &	02/02/2023	252,500	YES					
2548/282	SIMMONS HOMES RESIDENTIAL	05/03/2016	160,000	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	2024	Land Value	45,050	45,050	11%	4,956	Assessed	28,181 2,760.61	
Year Frozen		Improvements	211,140	211,140		23,225	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	256,190	256,190		28,181	Total Taxable	27,181 2,663.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098605	COOK, SUSAN GAY	40	249,771	0	27,475	2,691.00		
2024	2024-660098605	COOK, SUSAN GAY	40	252,525	0	27,778	2,669.00		
2023	2023-660098605	COOK, SUSAN GAY	40	209,408	0	20,543	1,925.00		
2022	2022-660098605	JEPPESEN, TERRY M &	40	199,404	0	19,565	1,917.00		
2021	2021-660098605	JEPPESEN, TERRY M &	40	169,393	0	18,633	1,803.00		
2020	2020-660098605	JEPPESEN, TERRY M &	40	168,287	0	18,512	1,791.00		
2019	2019-660098605	JEPPESEN, TERRY M &	40	160,576	0	17,663	1,710.00		
2018	2018-660098605	JEPPESEN, TERRY M &	40	164,362	0	18,080	1,686.00		
2017	2017-660098605	JEPPESEN, TERRY M &	40	163,092	0	17,940	1,688.00		
2016	2016-660098605	JEPPESEN, TERRY M &	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	0.1455		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,339.00 x 5.30 = 33,597		
Factor Value			
Adjustments	1.3409		
Lot Value	45,050		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_002' 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	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 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	222,193	146.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	209,690		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.65	Total Misc Impr	+ 4,981
Roofing Adj	+ 4.96	Garage Cost	+ 14,049
Subfloor Adj	+ -2.31	Total RCN	= 229,500
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 18,360
Plumbing Adj	+ 10.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 211,140
Adj Base Cost	= 139.20	Lot Value	+ 45,050
Total Area	x 1,512	Indicated Value	= 256,190
Adjusted Cost	= 210,470	Value Per SqFt	169.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,140		
Lot Value	45,050		
Indicated Value	256,190	169.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	256,190	169.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128909	10x10		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	128911	87		87	26.66		2,319



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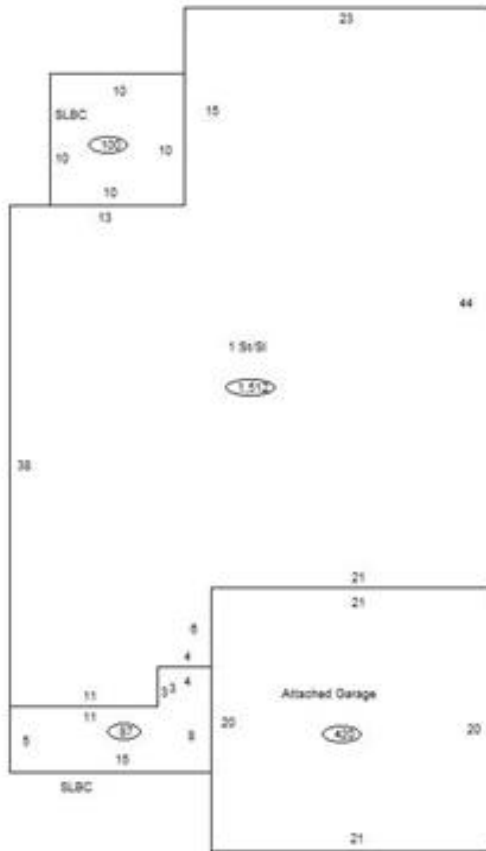
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Sketch Image

660098605



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,512	1.000	1,512
2	M	PRCH		10	SLBC	100	1.000	100
3	G	1		10	Attached Garage	420	1.000	420
4	M	PRCH		10	SLBC	87	1.000	87
Total Building Area						1,512		1,512