



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:10:45
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098608 Parcel ID 21N14E-10-2-00460-002-0021 Cadastral ID 10-21-14-07500 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347867 KELLNER, KRISTEN M & DAREN D 14510 E 114TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14510 E 114TH ST N Subdivision LAKE VALLEY V PHASE III Lot/Block 0043 / 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: 36.31861923 -95.81145426																																																																																																	
Building Permits					<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>16-0508X</td> <td>R17-NEW 1626 SQ FT SFR</td> <td>06/2016</td> <td>11/2016</td> <td>111,430</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	16-0508X	R17-NEW 1626 SQ FT SFR	06/2016	11/2016	111,430																																																																														
Number	Description	Opened	Closed	Amount																																																																																													
16-0508X	R17-NEW 1626 SQ FT SFR	06/2016	11/2016	111,430																																																																																													
Exemptions					Sale History																																																																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BATES, MATTHEW & SAMATHA</td> <td>08/08/2025</td> <td>280,000</td> <td>YES</td> </tr> <tr> <td>2591/291</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>11/07/2016</td> <td>187,000</td> <td>YES</td> </tr> <tr> <td>2523/223</td> <td>LAKE VALLEY INVESTMENT</td> <td>12/18/2015</td> <td>1,680,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BATES, MATTHEW & SAMATHA	08/08/2025	280,000	YES	2591/291	SIMMONS HOMES RESIDENTIAL	11/07/2016	187,000	YES	2523/223	LAKE VALLEY INVESTMENT	12/18/2015	1,680,000	15																																																										
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	BATES, MATTHEW & SAMATHA	08/08/2025	280,000	YES																																																																																													
2591/291	SIMMONS HOMES RESIDENTIAL	11/07/2016	187,000	YES																																																																																													
2523/223	LAKE VALLEY INVESTMENT	12/18/2015	1,680,000	15																																																																																													
Parcel Valuation																																																																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2026	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>76,150</td> <td>76,150</td> <td>8,377</td> </tr> <tr> <td>Improvements</td> <td>203,857</td> <td>203,857</td> <td>22,424</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>280,007</td> <td>280,007</td> <td>30,801</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	76,150	76,150	8,377	Improvements	203,857	203,857	22,424	Mobile Home	0	0	0	Total Value	280,007	280,007	30,801	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>97.960</td> <td>3,017.27</td> </tr> <tr> <td>Assessed</td> <td>30,801</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>1,000</td> </tr> <tr> <td>Total Taxable</td> <td>29,801</td> </tr> </tbody> </table>		Levy Rate	Current Tax	97.960	3,017.27	Assessed	30,801	Penalty	0	Exemption	1,000	Total Taxable	29,801																																																							
Source	REAL																																																																																																
Remove Cap	2026																																																																																																
Fair Cash	Capped	Asmnt Level	Assessed																																																																																														
Land Value	76,150	76,150	8,377																																																																																														
Improvements	203,857	203,857	22,424																																																																																														
Mobile Home	0	0	0																																																																																														
Total Value	280,007	280,007	30,801																																																																																														
Levy Rate	Current Tax																																																																																																
97.960	3,017.27																																																																																																
Assessed	30,801																																																																																																
Penalty	0																																																																																																
Exemption	1,000																																																																																																
Total Taxable	29,801																																																																																																
Assessment History																																																																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660098608</td> <td>KELLNER, KRISTEN M &</td> <td>40</td> <td>257,484</td> <td>0</td> <td>26,577</td> <td>2,603.00</td> </tr> <tr> <td>2024</td> <td>2024-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>275,143</td> <td>0</td> <td>25,311</td> <td>2,432.00</td> </tr> <tr> <td>2023</td> <td>2023-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>236,973</td> <td>0</td> <td>24,106</td> <td>2,259.00</td> </tr> <tr> <td>2022</td> <td>2022-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>231,968</td> <td>0</td> <td>22,958</td> <td>2,249.00</td> </tr> <tr> <td>2021</td> <td>2021-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>198,770</td> <td>0</td> <td>21,864</td> <td>2,115.00</td> </tr> <tr> <td>2020</td> <td>2020-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>195,786</td> <td>0</td> <td>21,536</td> <td>2,083.00</td> </tr> <tr> <td>2019</td> <td>2019-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>186,801</td> <td>0</td> <td>20,548</td> <td>1,990.00</td> </tr> <tr> <td>2018</td> <td>2018-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>191,291</td> <td>0</td> <td>21,042</td> <td>1,962.00</td> </tr> <tr> <td>2017</td> <td>2017-660098608</td> <td>BATES, MATTHEW & SAMATHA</td> <td>40</td> <td>189,864</td> <td>0</td> <td>20,885</td> <td>1,965.00</td> </tr> <tr> <td>2016</td> <td>2016-660098608</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>40</td> <td>5,662</td> <td>0</td> <td>623</td> <td>59.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098608	KELLNER, KRISTEN M &	40	257,484	0	26,577	2,603.00	2024	2024-660098608	BATES, MATTHEW & SAMATHA	40	275,143	0	25,311	2,432.00	2023	2023-660098608	BATES, MATTHEW & SAMATHA	40	236,973	0	24,106	2,259.00	2022	2022-660098608	BATES, MATTHEW & SAMATHA	40	231,968	0	22,958	2,249.00	2021	2021-660098608	BATES, MATTHEW & SAMATHA	40	198,770	0	21,864	2,115.00	2020	2020-660098608	BATES, MATTHEW & SAMATHA	40	195,786	0	21,536	2,083.00	2019	2019-660098608	BATES, MATTHEW & SAMATHA	40	186,801	0	20,548	1,990.00	2018	2018-660098608	BATES, MATTHEW & SAMATHA	40	191,291	0	21,042	1,962.00	2017	2017-660098608	BATES, MATTHEW & SAMATHA	40	189,864	0	20,885	1,965.00	2016	2016-660098608	SIMMONS HOMES RESIDENTIAL	40	5,662	0	623	59.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098608	KELLNER, KRISTEN M &	40	257,484	0	26,577	2,603.00																																																																																										
2024	2024-660098608	BATES, MATTHEW & SAMATHA	40	275,143	0	25,311	2,432.00																																																																																										
2023	2023-660098608	BATES, MATTHEW & SAMATHA	40	236,973	0	24,106	2,259.00																																																																																										
2022	2022-660098608	BATES, MATTHEW & SAMATHA	40	231,968	0	22,958	2,249.00																																																																																										
2021	2021-660098608	BATES, MATTHEW & SAMATHA	40	198,770	0	21,864	2,115.00																																																																																										
2020	2020-660098608	BATES, MATTHEW & SAMATHA	40	195,786	0	21,536	2,083.00																																																																																										
2019	2019-660098608	BATES, MATTHEW & SAMATHA	40	186,801	0	20,548	1,990.00																																																																																										
2018	2018-660098608	BATES, MATTHEW & SAMATHA	40	191,291	0	21,042	1,962.00																																																																																										
2017	2017-660098608	BATES, MATTHEW & SAMATHA	40	189,864	0	20,885	1,965.00																																																																																										
2016	2016-660098608	SIMMONS HOMES RESIDENTIAL	40	5,662	0	623	59.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:10:45
 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1884		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,205.00 x 5.30 = 43,487		
Factor Value			
Adjustments	1.7511		
Lot Value	76,150		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_003I 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
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	
Adusted R	0.8445		
Indicated Value	208,848	128.44	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	104.73	Total Misc Impr	+ 3,931
Roofing Adj	+ 4.45	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 224,019
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 20,162
Plumbing Adj	+ 8.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,857
Adj Base Cost	= 128.16	Lot Value	+ 76,150
Total Area	x 1,626	Indicated Value	= 280,007
Adjusted Cost	= 208,388	Value Per SqFt	172.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,857		
Lot Value	76,150		
Indicated Value	280,007	172.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,007	172.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130804	14x8		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	130806	52		52	24.10		1,253



Rogers

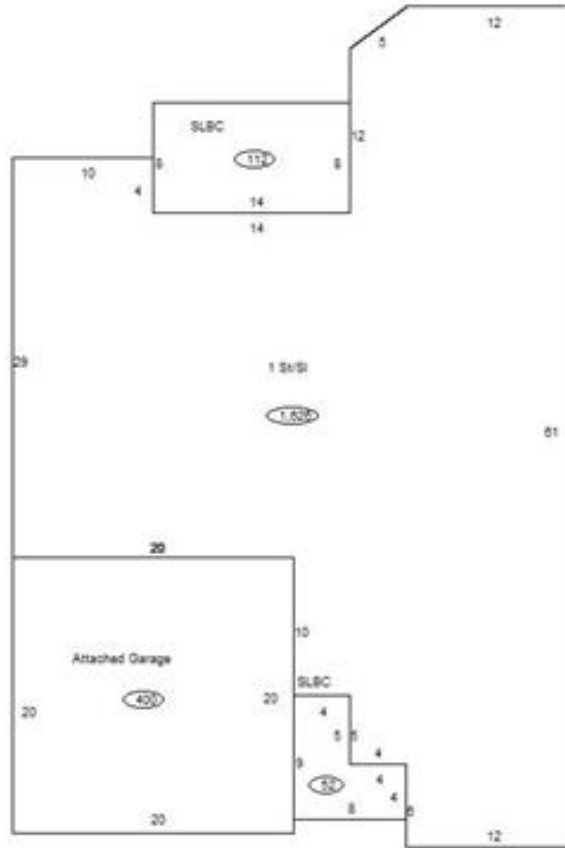
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:10:45
 Page 3

Sketch Image

660098608



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,626	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
Total Building Area						1,626		1,626