



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:11:00  
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Assessment Data				Primary Image						
Account	660098617									
Parcel ID	21N14E-10-2-00460-005-0004									
Cadastral ID	10-21-14-07570									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	318783									
LOKER PROPERTY 47 LLC										
20205 E 74TH PL N OWASSO OK 74055-0000										
Parcel Location										
Situs	11305 N 148TH E AVE									
Subdivision	LAKE VALLEY V PHASE III									
Lot/Block	0047 / 0005	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: 36.31847449 -95.80778423				Building Permits						
LOT 47 BLOCK 5 LAKE VALLEY V PHASE 3				Number	Description	Opened	Closed	Amount		
				15-1122X	R17-NEW 1849 SQ FT SFR	01/2016	07/2016	123,695		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2561/280	SIMMONS HOMES RESIDENTIAL	07/05/2016	177,000	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	2017	Land Value	33,311	33,311	11%	3,664	Assessed	26,372	2,583.40	
Year Frozen		Improvements	224,471	206,432		22,708	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	257,782	239,743		26,372	Total Taxable	26,372	2,583.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660098617	LOKER PROPERTY 47 LLC			40	253,276	0	25,116	2,460.00	
2024	2024-660098617	LOKER PROPERTY 47 LLC			40	270,987	0	23,920	2,298.00	
2023	2023-660098617	LOKER PROPERTY 47 LLC			40	231,889	0	22,781	2,135.00	
2022	2022-660098617	LOKER PROPERTY 47 LLC			40	221,887	0	21,696	2,126.00	
2021	2021-660098617	LOKER PROPERTY 47 LLC			40	187,847	0	20,663	1,999.00	
2020	2020-660098617	LOKER PROPERTY 47 LLC			40	186,558	0	20,521	1,985.00	
2019	2019-660098617	LOKER PROPERTY 47 LLC			40	177,825	0	19,561	1,894.00	
2018	2018-660098617	LOKER PROPERTY 47 LLC			40	182,133	0	20,035	1,868.00	
2017	2017-660098617	LOKER PROPERTY 47 LLC			40	180,728	0	19,880	1,871.00	
2016	2016-660098617	LOKER PROPERTY 47 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	0.1443		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,285.00 x 5.30 = 33,311		
Factor Value			
Adjustments	1.0000		
Lot Value	33,311		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-22\IMG\_002I 7/26/2022

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	1,850 / 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	224,377	121.28 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	221,340	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	224,471		
Lot Value	33,311		
Indicated Value	257,782	139.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,782	139.34	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.95	Total Misc Impr	+ 4,764
Roofing Adj	+ 4.34	Garage Cost	+ 12,100
Subfloor Adj	+ -1.14	Total RCN	= 246,671
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	- 22,200
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 224,471
Adj Base Cost	= 124.22	Lot Value	+ 33,311
Total Area	x 1,850	Indicated Value	= 257,782
Adjusted Cost	= 229,807	Value Per SqFt	139.34

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128852	15x8		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	128853	79		79	24.02		1,898



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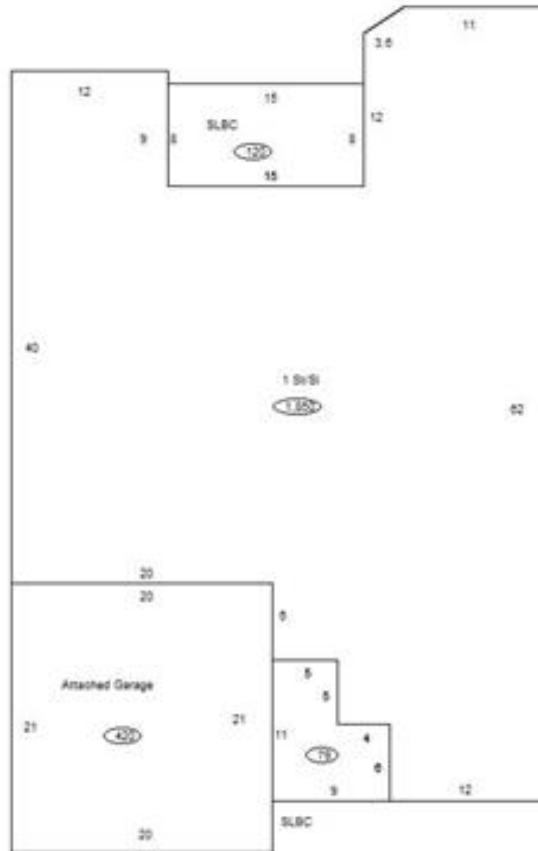
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### Sketch Image

660098617



### 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	79	1.000	79
<b>Total Building Area</b>						<b>1,850</b>		<b>1,850</b>