



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660098619								
Parcel ID	21N14E-10-2-00460-005-0006								
Cadastral ID	10-21-14-07590								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	318785								
LOKER PROPERTY 49 LLC									
20205 E 74TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	11309 N 148TH E AVE								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0049 / 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: 36.31874160 -95.80771509									
Building Permits									
LOT 49 BLOCK 5 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
15-1121X	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
					2561/282	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	33,448	33,448	11%	3,679	Assessed	26,371	2,583.30
Year Frozen		Improvements	224,471	206,295		22,692	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	257,919	239,743		26,371	Total Taxable	26,371	2,583.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098619	LOKER PROPERTY 49 LLC			40	253,413	0	25,116	2,460.00
2024	2024-660098619	LOKER PROPERTY 49 LLC			40	271,133	0	23,920	2,298.00
2023	2023-660098619	LOKER PROPERTY 49 LLC			40	231,889	0	22,781	2,135.00
2022	2022-660098619	LOKER PROPERTY 49 LLC			40	221,887	0	21,696	2,126.00
2021	2021-660098619	LOKER PROPERTY 49 LLC			40	187,847	0	20,663	1,999.00
2020	2020-660098619	LOKER PROPERTY 49 LLC			40	186,558	0	20,521	1,985.00
2019	2019-660098619	LOKER PROPERTY 49 LLC			40	177,825	0	19,561	1,894.00
2018	2018-660098619	LOKER PROPERTY 49 LLC			40	182,133	0	20,035	1,868.00
2017	2017-660098619	LOKER PROPERTY 49 LLC			40	180,728	0	19,880	1,871.00
2016	2016-660098619	LOKER PROPERTY 49 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	0.1449		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,311.00 x 5.30 = 33,448		
Factor Value			
Adjustments	1.0000		
Lot Value	33,448		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-22\IMG\_001 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	
Adjusted 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

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	+ 33,448
Total Area	x 1,850	Indicated Value	= 257,919
Adjusted Cost	= 229,807	Value Per SqFt	139.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,471		
Lot Value	33,448		
Indicated Value	257,919	139.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,919	139.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128987	15x8		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	128988	79		79	24.02		1,898



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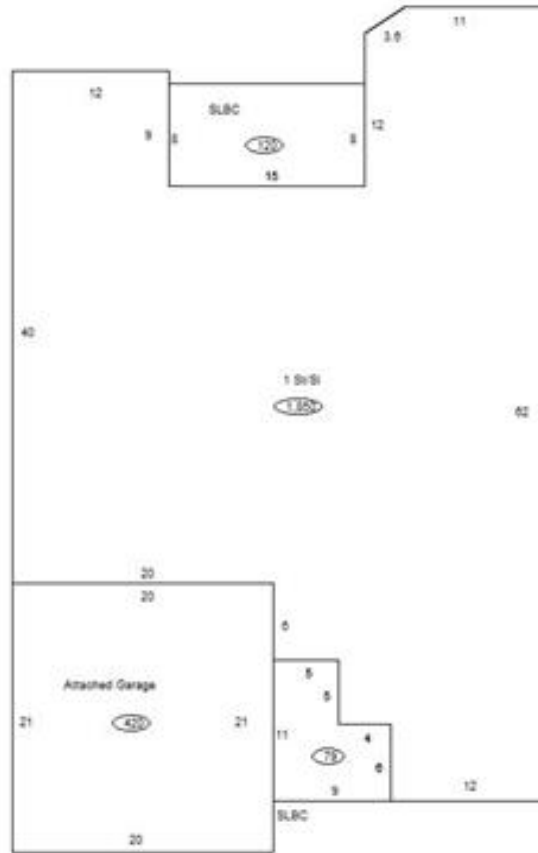
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### Sketch Image

660098619



### 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>