




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	660098620			 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-22\IMG_001 7/26/2022</p>						
Parcel ID	21N14E-10-2-00460-005-0007									
Cadastral ID	10-21-14-07600									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	318784									
LOKER PROPERTY 50 LLC										
20205 E 74TH PL N OWASSO OK 74055-0000										
Parcel Location										
Situs	11311 N 148TH E AVE									
Subdivision	LAKE VALLEY V PHASE III									
Lot/Block	0050 / 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: 36.31897306 -95.80798083				Building Permits						
LOT 50 BLOCK 5 LAKE VALLEY V PHASE 3				Number	Description	Opened	Closed	Amount		
				15-1120X	R17-NEW 1522 SQ FT SFR	01/2016	07/2016	105,710		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2561/281	SIMMONS HOMES RESIDENTIAL	07/05/2016	160,500	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	33,782	33,782	11%	3,716	Assessed	23,802	2,331.64	
Year Frozen		Improvements	189,363	182,597		20,086	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	223,145	216,379		23,802	Total Taxable	23,802	2,332.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660098620	LOKER PROPERTY 50 LLC			40	219,369	0	22,668	2,221.00	
2024	2024-660098620	LOKER PROPERTY 50 LLC			40	235,192	0	21,589	2,074.00	
2023	2023-660098620	LOKER PROPERTY 50 LLC			40	211,175	0	20,561	1,927.00	
2022	2022-660098620	LOKER PROPERTY 50 LLC			40	201,171	0	19,582	1,918.00	
2021	2021-660098620	LOKER PROPERTY 50 LLC			40	169,541	0	18,650	1,804.00	
2020	2020-660098620	LOKER PROPERTY 50 LLC			40	168,342	0	18,518	1,791.00	
2019	2019-660098620	LOKER PROPERTY 50 LLC			40	160,656	0	17,672	1,711.00	
2018	2018-660098620	LOKER PROPERTY 50 LLC			40	164,317	0	18,075	1,685.00	
2017	2017-660098620	LOKER PROPERTY 50 LLC			40	163,072	0	17,938	1,688.00	
2016	2016-660098620	LOKER PROPERTY 50 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	0.1463		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,374.00 x 5.30 = 33,782		
Factor Value			
Adjustments	1.0000		
Lot Value	33,782		



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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	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	/
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	202,468	133.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	208,910		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.14	Total Misc Impr	+ 1,879
Roofing Adj	+ 4.49	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 208,091
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 18,728
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,363
Adj Base Cost	= 127.80	Lot Value	+ 33,782
Total Area	x 1,522	Indicated Value	= 223,145
Adjusted Cost	= 194,512	Value Per SqFt	146.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,363		
Lot Value	33,782		
Indicated Value	223,145	146.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,145	146.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128990	6x2		12	24.23		291
PRCH	SLAB PORCH - COVERED	128991	66		66	24.06		1,588

