



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	660098621													
Parcel ID	21N14E-10-2-00460-005-0008													
Cadastral ID	10-21-14-07610													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	334737													
FINOCCHIARO, COURTNEY														
11313 N 148TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	11313 N 148TH E AVE													
Subdivision	LAKE VALLEY V PHASE III													
Lot/Block	0051 / 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: 36.31905818 -95.80779465														
LOT 51 BLOCK 5 LAKE VALLEY V PHASE 3														
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>16-1104X</td> <td>R18-NEW 1555 SQ FT SFR</td> <td>01/2017</td> <td>07/2017</td> <td>118,580</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	16-1104X	R18-NEW 1555 SQ FT SFR	01/2017	07/2017	118,580
Number	Description	Opened	Closed	Amount										
16-1104X	R18-NEW 1555 SQ FT SFR	01/2017	07/2017	118,580										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	MAVAREZ, HOLLY &	06/04/2021	220,000	YES					
H	Homestead	No	1,000		2631/802	CAPITAL HOMES RES GROUP LLC	05/02/2017	181,500	YES					
					2519/532	LAKE VALLEY INVESTMENT	12/21/2015	805,000	15					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2022	Land Value	34,127	34,127	11%	3,754	Assessed	26,444	2,590.45					
Year Frozen		Improvements	216,199	206,272		22,690	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	250,326	240,399		26,444	Total Taxable	25,444	2,492.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660098621	FINOCCHIARO, COURTNEY	40	243,715	1000	24,674	2,417.00							
2024	2024-660098621	FINOCCHIARO, COURTNEY	40	260,394	1000	23,926	2,299.00							
2023	2023-660098621	FINOCCHIARO, COURTNEY	40	220,000	1000	23,200	2,174.00							
2022	2022-660098621	FINOCCHIARO, COURTNEY	40	220,000	1000	23,200	2,273.00							
2021	2021-660098621	FINOCCHIARO, COURTNEY	40	192,132	1000	20,135	1,948.00							
2020	2020-660098621	MAVAREZ, HOLLY &	40	189,198	1000	19,594	1,895.00							
2019	2019-660098621	MAVAREZ, HOLLY &	40	181,769	1000	18,995	1,839.00							
2018	2018-660098621	MAVAREZ, HOLLY &	40	184,532	1000	19,299	1,800.00							
2017	2017-660098621	MAVAREZ, HOLLY &	40	5,662	0	623	59.00							
2016	2016-660098621	CAPITAL HOMES RES GROUP 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	0.1478		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,439.00 x 5.30 = 34,127		
Factor Value			
Adjustments	1.0000		
Lot Value	34,127		



\\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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,571 / 1,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,571
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,380	147.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,750		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.41	Total Misc Impr	+ 4,681
Roofing Adj	+ 4.82	Garage Cost	+ 15,015
Subfloor Adj	+ -2.31	Total RCN	= 232,472
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 16,273
Plumbing Adj	+ 9.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 216,199
Adj Base Cost	= 135.44	Lot Value	+ 34,127
Total Area	x 1,571	Indicated Value	= 250,326
Adjusted Cost	= 212,776	Value Per SqFt	159.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,199		
Lot Value	34,127		
Indicated Value	250,326	159.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,326	159.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134368	16x8		128	26.53		3,396
PRCH	SLAB PORCH - COVERED	134369	48		48	26.78		1,285



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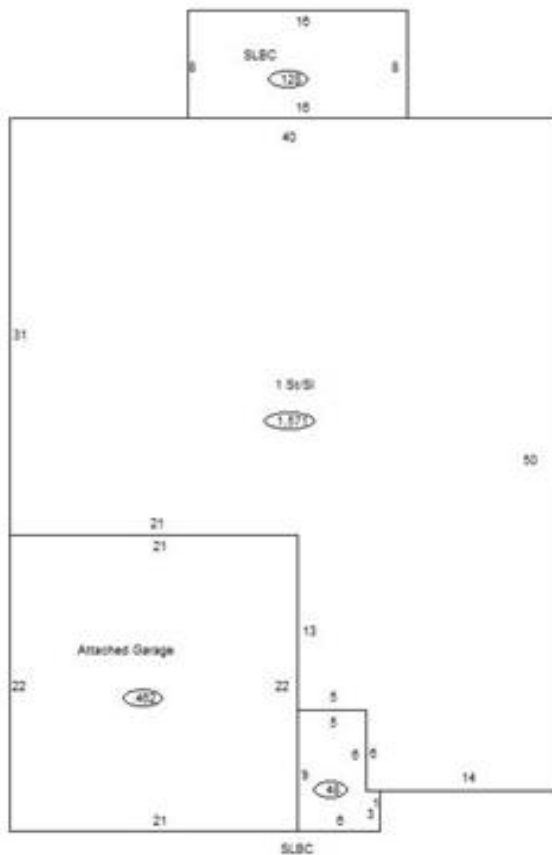
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Sketch Image

660098621



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,571	1.000	1,571
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	128	1.000	128
4	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						1,571		1,571