



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:11:26
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Assessment Data					Primary Image				
Account	660098631								
Parcel ID	21N14E-10-2-00460-005-0018								
Cadastral ID	10-21-14-07710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	322617								
REYNOLDS, HEATHER L									
14613 E 114TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14613 E 114TH ST N								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0061 / 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: 36.31949381 -95.80927912									
Building Permits									
LOT 61 BLOCK 5 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
17-0413X	R18 NEW SFR 1849 SQ FT	04/2017	09/2017	123,695					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2663/611	SIMMONS HOMES RESIDENTIAL	09/28/2017	195,000	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	2018	Land Value	32,335	32,335	11%	Assessed	26,144	2,561.07	
Year Frozen		Improvements	249,465	205,339		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	281,800	237,674		Total Taxable	25,144	2,463.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098631	REYNOLDS, HEATHER L	40	274,317	1000	24,383	2,389.00		
2024	2024-660098631	REYNOLDS, HEATHER L	40	293,115	1000	23,643	2,271.00		
2023	2023-660098631	REYNOLDS, HEATHER L	40	248,602	1000	22,926	2,148.00		
2022	2022-660098631	REYNOLDS, HEATHER L	40	240,857	1000	22,229	2,178.00		
2021	2021-660098631	REYNOLDS, HEATHER L	40	205,022	1000	21,552	2,085.00		
2020	2020-660098631	REYNOLDS, HEATHER L	40	201,832	0	22,202	2,148.00		
2019	2019-660098631	REYNOLDS, HEATHER L	40	193,883	0	21,327	2,065.00		
2018	2018-660098631	REYNOLDS, HEATHER L	40	197,005	0	21,671	2,021.00		
2017	2017-660098631	REYNOLDS, HEATHER L	40	5,662	0	623	59.00		
2016	2016-660098631	SIMMONS HOMES RESIDENTIAL	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	0.1401		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,101.00 x 5.30 = 32,335		
Factor Value			
Adjustments	1.0000		
Lot Value	32,335		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
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	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	420 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	249,165	134.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.85	Total Misc Impr	+ 5,294
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 268,242
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 18,777
Plumbing Adj	+ 10.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,465
Adj Base Cost	= 134.54	Lot Value	+ 32,335
Total Area	x 1,850	Indicated Value	= 281,800
Adjusted Cost	= 248,899	Value Per SqFt	152.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,465		
Lot Value	32,335		
Indicated Value	281,800	152.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,800	152.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134537	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	134538	79		79	26.68		2,108



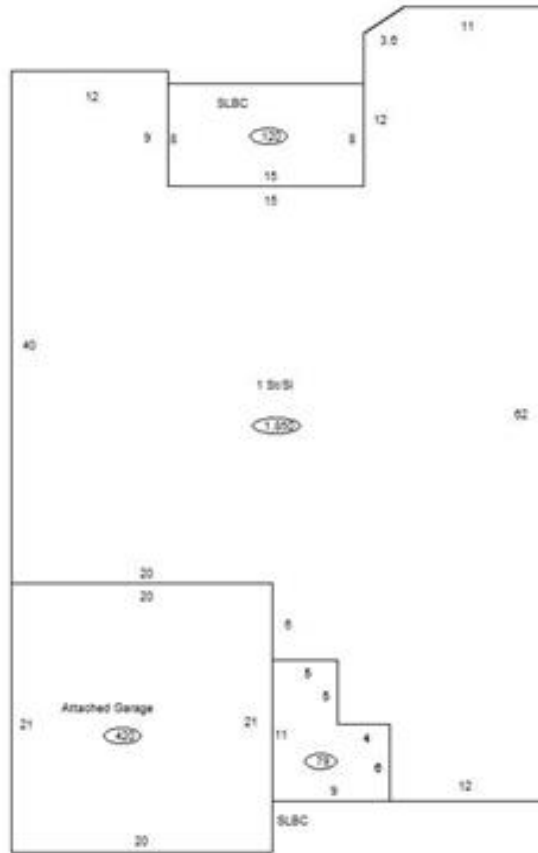
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Sketch Image

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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
Total Building Area						1,850		1,850