



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 660098633 Parcel ID 21N14E-10-2-00460-005-0020 Cadastral ID 10-21-14-07730 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 334301 MANUEL, RUSSELL L & ROBYN L 14609 E 114TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14609 E 114TH ST N Subdivision LAKE VALLEY V PHASE III Lot/Block 0063 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-22\IMG_000 7/26/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.31952206 -95.80973017 | | | | | | | | | | | | | | | | | | | |
| LOT 63 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>16-1202-X</td> <td>R18-NEW 2023 SQ FT SFR</td> <td>01/2017</td> <td>07/2017</td> <td>133,265</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | 16-1202-X | R18-NEW 2023 SQ FT SFR | 01/2017 | 07/2017 | 133,265 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| 16-1202-X | R18-NEW 2023 SQ FT SFR | 01/2017 | 07/2017 | 133,265 | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | CHANCEY, MICHAEL J & MEGHANN E | 04/30/2021 | 239,000 | YES | | | | | | | | | | |
| | | | | | 2631/819 | SIMMONS HOMES RESIDENTIAL | 05/05/2017 | 210,000 | 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 | 2022 | | Land Value | 32,574 | 32,574 | 11% | 3,583 | Assessed | 30,434 2,981.31 | | | | | | | | | | |
| Year Frozen | | | Improvements | 265,448 | 244,097 | | 26,851 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 298,022 | 276,671 | | 30,434 | Total Taxable | 30,434 2,981.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660098633 | MANUEL, RUSSELL L & | | | 40 | 290,059 | 0 | 28,985 | 2,839.00 | | | | | | | | | | |
| 2024 | 2024-660098633 | MANUEL, RUSSELL L & | | | 40 | 310,168 | 0 | 27,605 | 2,652.00 | | | | | | | | | | |
| 2023 | 2023-660098633 | MANUEL, RUSSELL L & | | | 40 | 239,000 | 0 | 26,290 | 2,464.00 | | | | | | | | | | |
| 2022 | 2022-660098633 | MANUEL, RUSSELL L & | | | 40 | 239,000 | 0 | 26,290 | 2,576.00 | | | | | | | | | | |
| 2021 | 2021-660098633 | MANUEL, RUSSELL L & | | | 40 | 221,281 | 1000 | 23,341 | 2,258.00 | | | | | | | | | | |
| 2020 | 2020-660098633 | CHANCEY, MICHAEL J & MEGHANN E | | | 40 | 217,843 | 1000 | 22,687 | 2,195.00 | | | | | | | | | | |
| 2019 | 2019-660098633 | CHANCEY, MICHAEL J & MEGHANN E | | | 40 | 209,067 | 1000 | 21,997 | 2,130.00 | | | | | | | | | | |
| 2018 | 2018-660098633 | CHANCEY, MICHAEL J & MEGHANN E | | | 40 | 212,862 | 1000 | 22,415 | 2,090.00 | | | | | | | | | | |
| 2017 | 2017-660098633 | CHANCEY, MICHAEL J & MEGHANN E | | | 40 | 5,662 | 0 | 623 | 59.00 | | | | | | | | | | |
| 2016 | 2016-660098633 | 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 | 0.1411 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 6,146.00 x 5.30 = 32,574 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 32,574 | | |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-22\IMG_000 7/26/2022

| 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 | 2,026 / 2,026 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,026 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 3.0 / |
| 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 | 262,121 | 129.38 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 258,460 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 106.77 | Total Misc Impr | + 4,899 |
| Roofing Adj | + 4.68 | Garage Cost | + 14,049 |
| Subfloor Adj | + -2.19 | Total RCN | = 285,428 |
| Heat/Cool Adj | + 12.64 | Depreciation (7%) | - 19,980 |
| Plumbing Adj | + 9.63 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 265,448 |
| Adj Base Cost | = 131.53 | Lot Value | + 32,574 |
| Total Area | x 2,026 | Indicated Value | = 298,022 |
| Adjusted Cost | = 266,480 | Value Per SqFt | 147.10 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 265,448 | | |
| Lot Value | 32,574 | | |
| Indicated Value | 298,022 | 147.10 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 298,022 | 147.10 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 134808 | 14x8 | | 112 | 26.58 | | 2,977 |
| PRCH | SLAB PORCH - COVERED | 134809 | 9x8 | | 72 | 26.70 | | 1,922 |



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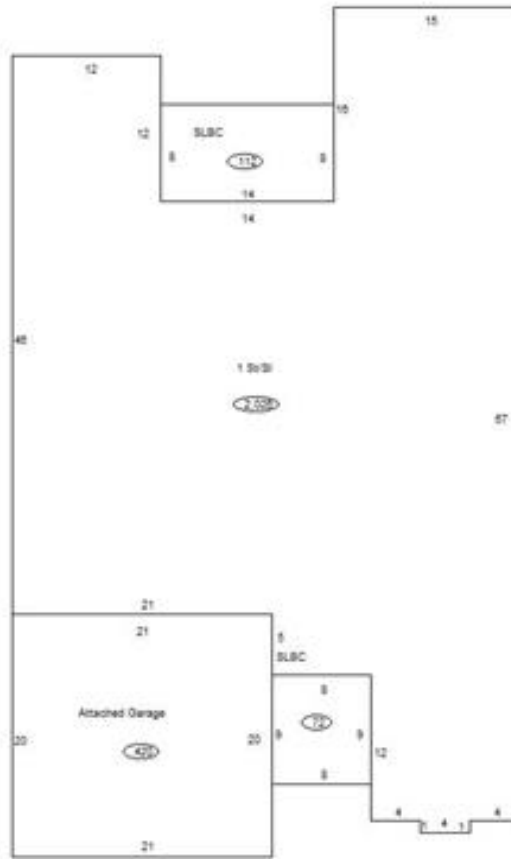
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Sketch Image

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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 | 2,026 | 1.000 | 2,026 |
| 2 | G | 1 | | 10 | Attached Garage | 420 | 1.000 | 420 |
| 3 | M | PRCH | | 10 | SLBC | 112 | 1.000 | 112 |
| 4 | M | PRCH | | 10 | SLBC | 72 | 1.000 | 72 |
| Total Building Area | | | | | | 2,026 | | 2,026 |