



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	660098637			<p>\\tsclient\C\TOMS PC PICS\2018-03-09 03-09-2018\03-09-2018 04 3/9/2018</p>					
Parcel ID	21N14E-10-2-00460-005-0024								
Cadastral ID	10-21-14-07770								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	348468								
ALLEN, MELISSA & DANIEL									
14601 E 114TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14601 E 114TH ST N								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0067 / 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: 36.31945309 -95.81020794				Building Permits					
LOT 67 BLOCK 5 LAKE VALLEY V PHASE 3				Number	Description	Opened	Closed	Amount	
				16-0802-X	R17-NEW 1626 SQ FT SFR	09/2016	01/2017	111,430	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ROOK, MATTHEW A	10/08/2025	269,000	YES
					2606/186	SIMMONS HOMES RESIDENTIAL	01/17/2017	184,000	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	2026		Land Value	49,015	49,015	11%	Assessed	29,590	2,898.64
Year Frozen			Improvements	219,986	219,986		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	269,001	269,001	29,590	Total Taxable	29,590	2,899.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098637	ROOK, MATTHEW A			40	247,133	0	25,841	2,531.00
2024	2024-660098637	ROOK, MATTHEW A			40	264,382	0	24,612	2,364.00
2023	2023-660098637	ROOK, MATTHEW A			40	236,407	0	23,440	2,197.00
2022	2022-660098637	ROOK, MATTHEW A			40	226,399	0	22,323	2,187.00
2021	2021-660098637	ROOK, MATTHEW A			40	193,276	0	21,260	2,057.00
2020	2020-660098637	ROOK, MATTHEW A			40	190,302	0	20,933	2,025.00
2019	2019-660098637	ROOK, MATTHEW A			40	181,344	0	19,948	1,932.00
2018	2018-660098637	ROOK, MATTHEW A			40	185,818	0	20,440	1,906.00
2017	2017-660098637	ROOK, MATTHEW A			40	94,758	0	7,228	680.00
2016	2016-660098637	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	0.1463		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,371.00 x 5.30 = 33,766		
Factor Value			
Adjustments	1.4516		
Lot Value	49,015		



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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	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	11 /
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	228,798	140.71 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	235,020	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	219,986		
Lot Value	49,015		
Indicated Value	269,001	165.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	269,001	165.44	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.70	Total Misc Impr	+ 3,631
Roofing Adj	+ 4.90	Garage Cost	+ 13,584
Subfloor Adj	+ -2.31	Total RCN	= 239,115
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 19,129
Plumbing Adj	+ 9.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 219,986
Adj Base Cost	= 136.47	Lot Value	+ 49,015
Total Area	x 1,626	Indicated Value	= 269,001
Adjusted Cost	= 221,900	Value Per SqFt	165.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130925	14x6		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	130927	52		52	26.77		1,392



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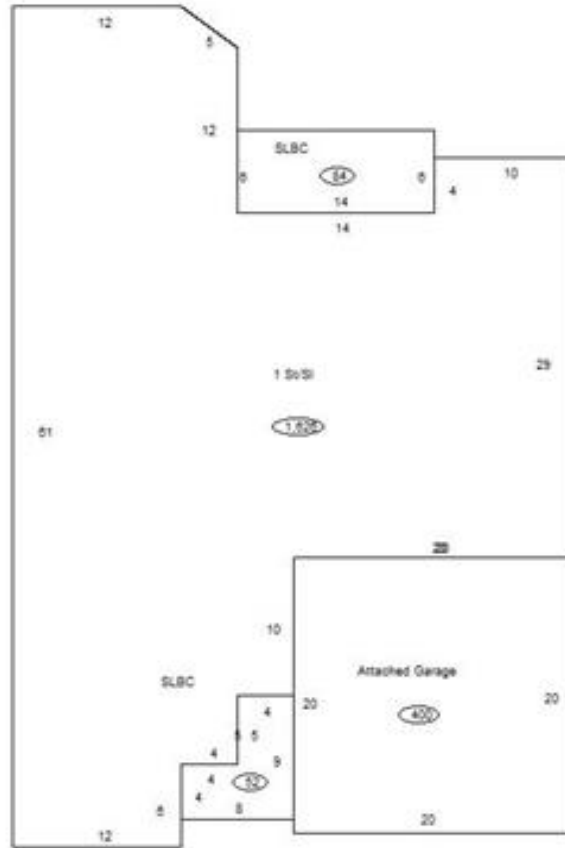
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Sketch Image

660098637



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,626	1.000	1,626
2	M	PRCH		10	SLBC	84	1.000	84
3	G	1		10	Attached Garage	400	1.000	400
4	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,626		1,626