



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:11:40
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Assessment Data					Primary Image				
Account 660098639 Parcel ID 21N14E-10-2-00460-005-0026 Cadastral ID 10-21-14-07790 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 336198 WIX, ROBERT R & JANET M 14249 N 86TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 14515 E 114TH ST N Subdivision LAKE VALLEY V PHASE III Lot/Block 0069 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">07/20/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_004; 7/21/2022</p>				
Legal Description Lat/Long: 36.31958486 -95.81095261									
LOT 69 BLOCK 5 LAKE VALLEY V PHASE 3					Building Permits				
					Number	Description	Opened	Closed	Amount
					17-0301X	R18-NEW 1522 SQ FT SFR	04/2017	09/2017	105,710
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TALBURT, SHAYE L	10/13/2021	227,000	YES
					2651/45	SIMMONS HOMES RESIDENTIAL	07/31/2017	186,000	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	32,563	32,563	11%	Assessed	27,252	2,669.61
Year Frozen			Improvements	215,181	215,181		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	247,744	247,744		Total Taxable	27,252	2,670.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098639	WIX, ROBERT R & JANET M			40	241,432	0	26,558	2,602.00
2024	2024-660098639	WIX, ROBERT R & JANET M			40	258,266	0	26,219	2,519.00
2023	2023-660098639	WIX, ROBERT R & JANET M			40	227,000	0	24,970	2,340.00
2022	2022-660098639	WIX, ROBERT R & JANET M			40	227,000	0	24,970	2,446.00
2021	2021-660098639	TALBURT, SHAYE L			40	194,736	0	21,421	2,072.00
2020	2020-660098639	TALBURT, SHAYE L			40	191,828	0	21,101	2,041.00
2019	2019-660098639	TALBURT, SHAYE L			40	184,513	0	20,296	1,965.00
2018	2018-660098639	TALBURT, SHAYE L			40	187,139	0	20,585	1,920.00
2017	2017-660098639	TALBURT, SHAYE L			40	5,662	0	623	59.00
2016	2016-660098639	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	0.141		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,144.00 x 5.30 = 32,563		
Factor Value			
Adjustments	1.0000		
Lot Value	32,563		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_004: 7/21/2022

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	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	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	223,232	146.67 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	228,350	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	215,181		
Lot Value	32,563		
Indicated Value	247,744	162.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,744	162.78	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	113.07	Total Misc Impr	+	2,932
Roofing Adj	+ 4.95	Garage Cost	+	13,584
Subfloor Adj	+ -2.31	Total RCN	=	231,377
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	16,196
Plumbing Adj	+ 12.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	215,181
Adj Base Cost	= 141.17	Lot Value	+	32,563
Total Area	x 1,522	Indicated Value	=	247,744
Adjusted Cost	= 214,861	Value Per SqFt		162.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134544	6x2		12	26.89		323
PRCH	SLAB PORCH - COVERED	134545	98		98	26.62		2,609

