



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:12:01  
Page 1

Assessment Data					Primary Image				
Account	660098650								
Parcel ID	21N14E-10-2-00460-007-0005								
Cadastral ID	10-21-14-07890								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	342982								
RALSTON, STEFAN & LAUREN									
11305 N 147TH E PL OWASSO OK 74055-0000									
Parcel Location									
Situs	11305 N 147TH PL E								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0005 / 0007	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: 36.31856064 -95.80892624									
LOT 5 BLOCK 7 LAKE VALLEY V PHASE 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
16-1106-X	R18-NEW 1433 SQ FT SFR	12/2016	07/2017	100,815					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SMOLINSKI, PRZEMYSLAW	10/05/2023	261,500	YES					
/	SMITH, COLIN B	03/23/2019	176,000	YES					
2620/736	SIMMONS HOMES RESIDENTIAL	03/24/2017	174,000	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	2024	Land Value	47,321	47,321	11%	5,205	Assessed	27,633 2,706.93	
Year Frozen		Improvements	203,891	203,891		22,428	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	251,212	251,212		27,633	Total Taxable	27,633 2,707.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098650	RALSTON, STEFAN & LAUREN	40	245,018	0	26,952	2,640.00		
2024	2024-660098650	RALSTON, STEFAN & LAUREN	40	261,643	0	28,781	2,765.00		
2023	2023-660098650	SMOLINSKI, PRZEMYSLAW	40	220,484	1000	19,988	1,873.00		
2022	2022-660098650	SMOLINSKI, PRZEMYSLAW	40	212,324	1000	19,377	1,898.00		
2021	2021-660098650	SMOLINSKI, PRZEMYSLAW	40	179,853	1000	18,784	1,817.00		
2020	2020-660098650	SMOLINSKI, PRZEMYSLAW	40	177,145	1000	18,486	1,788.00		
2019	2019-660098650	SMOLINSKI, PRZEMYSLAW	40	170,302	0	18,733	1,814.00		
2018	2018-660098650	SMITH, COLIN B	40	172,926	0	19,022	1,774.00		
2017	2017-660098650	SMITH, COLIN B	40	5,662	0	623	59.00		
2016	2016-660098650	SIMMONS HOMES RESIDENTIAL	40	5,662	0	623	59.00		



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Time 09:12:01  
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1535		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,687.00 x 5.30 = 35,441		
Factor Value			
Adjustments	1.3352		
Lot Value	47,321		



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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	1,425 / 1,425
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,425
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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
Adjusted R	0.8445	
Indicated Value	214,304	150.39 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	209,210	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	203,891		
Lot Value	47,321		
Indicated Value	251,212	176.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,212	176.29	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.61	Total Misc Impr	+ 4,119
Roofing Adj	+ 5.05	Garage Cost	+ 13,068
Subfloor Adj	+ -2.40	Total RCN	= 219,238
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 15,347
Plumbing Adj	+ 10.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,891
Adj Base Cost	= 141.79	Lot Value	+ 47,321
Total Area	x 1,425	Indicated Value	= 251,212
Adjusted Cost	= 202,051	Value Per SqFt	176.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134376	13x10		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	134377	5x5		25	26.85		671



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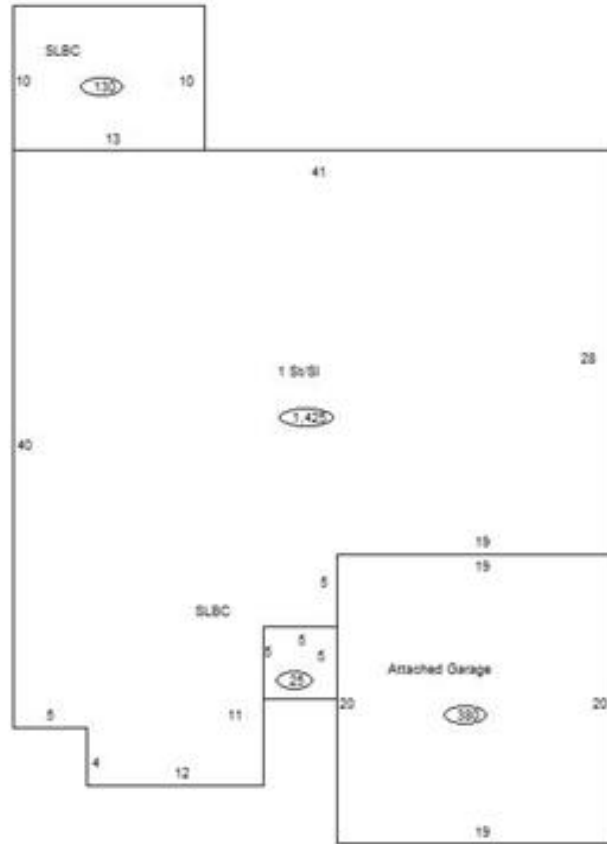
Date 04/18/2026

Time 09:12:01

Page 3

### Sketch Image

660098650



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,425	1.000	1,425
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	130	1.000	130
4	M	PRCH		10	SLBC	25	1.000	25
<b>Total Building Area</b>						1,425		1,425