



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660098652								
Parcel ID	21N14E-10-2-00460-007-0007								
Cadastral ID	10-21-14-07910								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	321014								
RICE, RUSSELL J & JENNIFER M									
11301 N 147TH E PL OWASSO OK 74055-0000									
Parcel Location									
Situs	11301 N 147TH E PL								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0007 / 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: 36.31828542 -95.80900436									
LOT 7 BLOCK 7 LAKE VALLEY V PHASE 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
16-1004X	R18-NEW 1766 SQ FT SFR	11/2016	07/2017	121,660					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2622/172	CAPITAL HOMES RES GROUP LLC	03/30/2017	195,500	YES					
2519/532	LAKE VALLEY INVESTMENT	12/21/2015	805,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2018	Land Value	39,151	39,151	11%	4,307	Assessed	26,217 2,568.22	
Year Frozen		Improvements	228,512	199,183		21,910	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	267,663	238,334		26,217	Total Taxable	25,217 2,470.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098652	RICE, RUSSELL J & JENNIFER M	40	260,872	1000	24,454	2,396.00		
2024	2024-660098652	RICE, RUSSELL J & JENNIFER M	40	278,176	1000	23,712	2,278.00		
2023	2023-660098652	RICE, RUSSELL J & JENNIFER M	40	242,094	1000	22,992	2,155.00		
2022	2022-660098652	RICE, RUSSELL J & JENNIFER M	40	239,161	1000	22,293	2,184.00		
2021	2021-660098652	RICE, RUSSELL J & JENNIFER M	40	205,592	1000	21,615	2,091.00		
2020	2020-660098652	RICE, RUSSELL J & JENNIFER M	40	202,463	1000	21,053	2,036.00		
2019	2019-660098652	RICE, RUSSELL J & JENNIFER M	40	194,645	1000	20,411	1,976.00		
2018	2018-660098652	RICE, RUSSELL J & JENNIFER M	40	197,437	1000	20,718	1,932.00		
2017	2017-660098652	RICE, RUSSELL J & JENNIFER M	40	5,662	0	623	59.00		
2016	2016-660098652	CAPITAL HOMES RES GROUP LLC	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	0.1696		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,387.00 x 5.30 = 39,151		
Factor Value			
Adjustments	1.0000		
Lot Value	39,151		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_003I 7/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	504 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	250,783 141.69 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	253,510 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	228,512		
Lot Value	39,151		
Indicated Value	267,663	151.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	267,663	151.22	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.41	Total Misc Impr	+	5,952
Roofing Adj	+ 4.71	Garage Cost	+	16,032
Subfloor Adj	+ -2.39	Total RCN	=	245,712
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	17,200
Plumbing Adj	+ 11.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	228,512
Adj Base Cost	= 126.40	Lot Value	+	39,151
Total Area	x 1,770	Indicated Value	=	267,663
Adjusted Cost	= 223,728	Value Per SqFt		151.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134649	16x8		128	26.53		3,396
PRCH	SLAB PORCH - COVERED	134651	96		96	26.63		2,556



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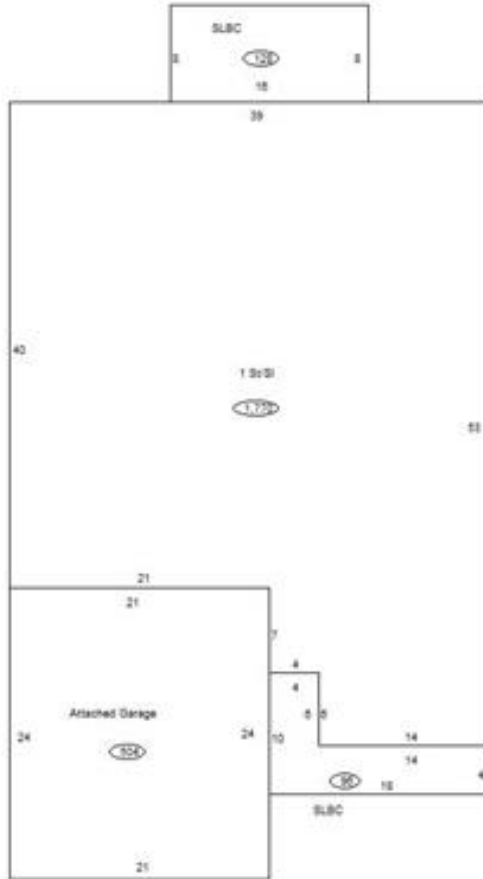
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Sketch Image

660098652



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,770	1.000	1,770
2	M	PRCH		10	SLBC	128	1.000	128
3	G	1		10	Attached Garage	504	1.000	504
4	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,770		1,770