



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:12:06  
Page 1

Assessment Data					Primary Image				
Account	660098653								
Parcel ID	21N14E-10-2-00460-007-0008								
Cadastral ID	10-21-14-07920								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	320983								
HAMNER, CARROL A									
11302 N 148TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	11302 N 148TH E AVE								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0008 / 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: 36.31821234 -95.80837990									
Building Permits									
LOT 8 BLOCK 7 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
16-1005x	R18-NEW 1413 SQ FT SFR	11/2016	07/2017	107,580					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2621/370	CAPITAL HOMES RES GROUP LLC	03/27/2017	182,000	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	39,480	28,714	11%	3,159	Assessed	20,069	1,965.96
Year Frozen	2018	Improvements	211,372	153,731		16,910	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	250,852	182,445		20,069	Total Taxable	19,069	1,868.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098653	HAMNER, CARROL A	40	244,730	1000	19,069	1,868.00		
2024	2024-660098653	HAMNER, CARROL A	40	261,496	1000	19,069	1,832.00		
2023	2023-660098653	HAMNER, CARROL A	40	227,561	1000	19,069	1,787.00		
2022	2022-660098653	HAMNER, CARROL A	40	224,477	1000	19,069	1,868.00		
2021	2021-660098653	HAMNER, CARROL A	40	192,492	1000	19,069	1,845.00		
2020	2020-660098653	HAMNER, CARROL A	40	189,631	1000	19,068	1,844.00		
2019	2019-660098653	HAMNER, CARROL A	40	182,445	1000	19,069	1,846.00		
2018	2018-660098653	HAMNER, CARROL A	40	185,166	1000	19,368	1,806.00		
2017	2017-660098653	HAMNER, CARROL A	40	5,662	0	623	59.00		
2016	2016-660098653	CAPITAL HOMES RES GROUP LLC	40	5,662	0	623	59.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:12:06  
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.171		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,449.00 x 5.30 = 39,480		
Factor Value			
Adjustments	1.0000		
Lot Value	39,480		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG\_002: 7/21/2022

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	1,439 / 1,439
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,439
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
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	218,909	152.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	223,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.28	Total Misc Impr	+ 3,153
Roofing Adj	+ 5.03	Garage Cost	+ 14,049
Subfloor Adj	+ -2.38	Total RCN	= 227,282
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 15,910
Plumbing Adj	+ 15.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 211,372
Adj Base Cost	= 145.99	Lot Value	+ 39,480
Total Area	x 1,439	Indicated Value	= 250,852
Adjusted Cost	= 210,080	Value Per SqFt	174.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,372		
Lot Value	39,480		
Indicated Value	250,852	174.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,852	174.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	134372	13x6			78	26.68	2,081
PRCH	SLAB PORCH - COVERED	134373	10x4			40	26.80	1,072



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

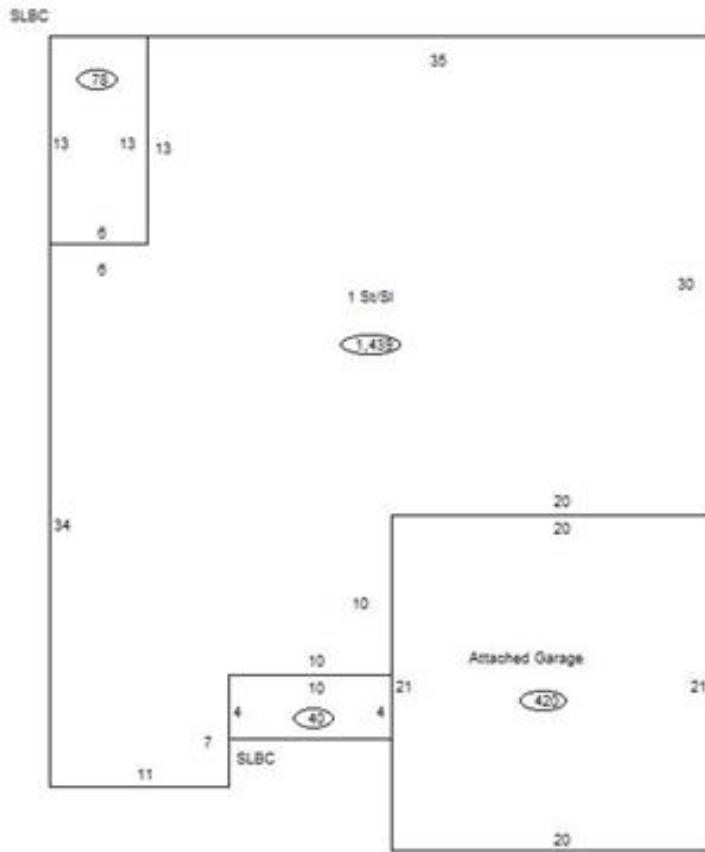
Date 04/18/2026

Time 09:12:06

Page 3

### Sketch Image

660098653



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,439	1.000	1,439
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	78	1.000	78
4	M	PRCH		10	SLBC	40	1.000	40
<b>Total Building Area</b>						1,439		1,439