



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	660098656								
Parcel ID	21N14E-10-2-00460-007-0011								
Cadastral ID	10-21-14-07950								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	328368								
PESTER, CURTIS K									
11308 N 148TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	11308 N 148TH E AVE								
Subdivision	LAKE VALLEY V PHASE III								
Lot/Block	0011 / 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: 36.31871466 -95.80854644									
Building Permits									
LOT 11 BLOCK 7 LAKE VALLEY V PHASE 3									
Number	Description	Opened	Closed	Amount					
16-0121X	R17-NEW 1413 SQ FT SFR	02/2016	06/2016	101,145					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MACQUEEN, BRUCE D & WERONIKA	07/25/2019	172,500	YES					
2546/847	CAPITAL HOMES RES GROUP LLC	05/02/2016	166,830	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	2020	Land Value	32,892	32,892	11%	3,618	Assessed	24,542 2,404.13	
Year Frozen		Improvements	196,840	190,221		20,924	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	229,732	223,113		24,542	Total Taxable	24,542 2,404.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098656	PESTER, CURTIS K	40	223,844	0	23,374	2,290.00		
2024	2024-660098656	PESTER, CURTIS K	40	239,379	0	22,261	2,139.00		
2023	2023-660098656	PESTER, CURTIS K	40	216,355	0	21,201	1,987.00		
2022	2022-660098656	PESTER, CURTIS K	40	206,389	0	20,191	1,978.00		
2021	2021-660098656	PESTER, CURTIS K	40	174,818	0	19,230	1,860.00		
2020	2020-660098656	PESTER, CURTIS K	40	172,209	0	18,943	1,832.00		
2019	2019-660098656	PESTER, CURTIS K	40	164,287	0	18,072	1,750.00		
2018	2018-660098656	MACQUEEN, BRUCE D & WERONIKA D	40	168,122	0	18,493	1,724.00		
2017	2017-660098656	MACQUEEN, BRUCE D & WERONIKA D	40	166,872	0	18,356	1,727.00		
2016	2016-660098656	MACQUEEN, BRUCE D & WERONIKA D	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	0.1425		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,206.00 x 5.30 = 32,892		
Factor Value			
Adjustments	1.0000		
Lot Value	32,892		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_002I 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	1,457 / 1,457
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,457
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 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	227,528	156.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	236,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.81	Total Misc Impr	+	3,980			
Roofing Adj	+ 5.01	Garage Cost	+	16,559			
Subfloor Adj	+ -2.36	Total RCN	=	213,956			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	17,116			
Plumbing Adj	+ 10.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,840			
Adj Base Cost	= 132.75	Lot Value	+	32,892			
Total Area	x 1,457	Indicated Value	=	229,732			
Adjusted Cost	= 193,417	Value Per SqFt		157.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,840		
Lot Value	32,892		
Indicated Value	229,732	157.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,732	157.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128936	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	128937	13x6		78	26.68		2,081
PATO	SLAB PORCH - OPEN	128938	9x8		72	11.48		827



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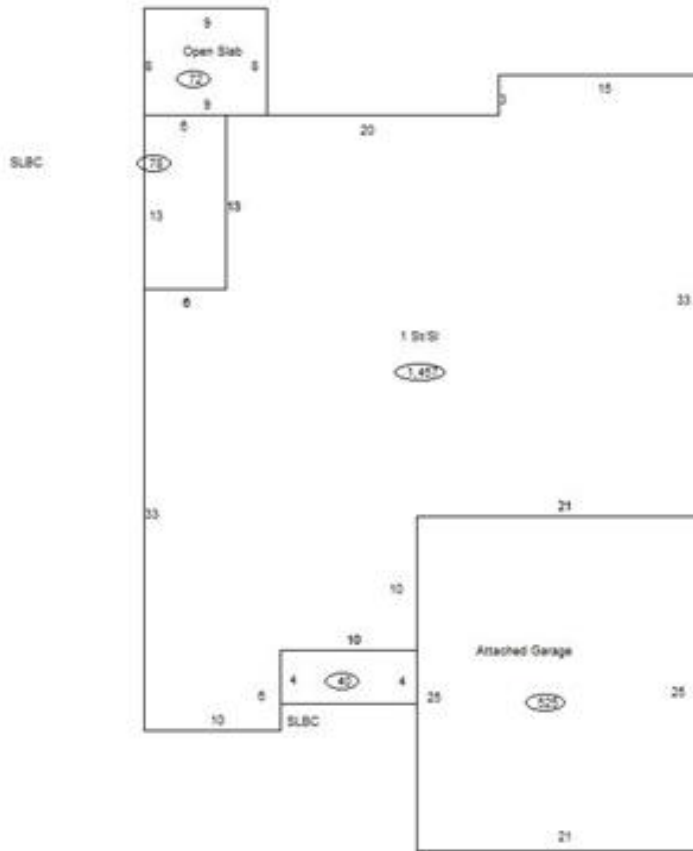
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Sketch Image

660098656



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,457	1.000	1,457
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	78	1.000	78
5	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						1,457		1,457