



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:10:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013785 <b>Parcel ID</b> 000000-00-0-00521-003-0015 <b>Cadastral ID</b> 14-21-14-03370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 333557 GANN-MASON, SHEILA  16703 N 96TH ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16703 E 96TH ST N <b>Subdivision</b> MORGANS ACRES AMD <b>Lot/Block</b> 0015 / 0003 Parcel Size .5 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29348261 -95.78622257																																																																																																																									
<b>Legal Description</b> W2 OF LOT 15 OF AMENDED PLAT OF LOTS 3 TO 15, INCLUSIVE IN BLOCK 3 OF E THE 25' VAC RD ROW BTWN BLKS 2&3 MORGANS ACRES.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2014 11 9</td> <td>R15-NEW 30X40 1200 SQ FT SHOP</td> <td>12/2014</td> <td>12/2014</td> <td>5,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 11 9	R15-NEW 30X40 1200 SQ FT SHOP	12/2014	12/2014	5,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1196		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,770.00 x 1.23 = 59,754		
Factor Value			
Adjustments	1.0000		
Lot Value	59,754		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG\_003I 8/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,299 / 1,299
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,886	138.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	253,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.70	Total Misc Impr	+ 3,639				
Roofing Adj	+ 4.46	Garage Cost	+ 12,507				
Subfloor Adj	+ 1.15	Total RCN	= 189,718				
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 89,167				
Plumbing Adj	+ 10.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 100,551				
Adj Base Cost	= 133.62	Lot Value	+ 59,754				
Total Area	x 1,299	Indicated Value	= 160,305				
Adjusted Cost	= 173,572	Value Per SqFt	123.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,551		
Lot Value	59,754		
Indicated Value	160,305	123.41	Per SqFt
Agland Value			
Site Improvements	38,680		
Total Value	198,985	153.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	33016	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	33017	12x10		120	23.88		2,866



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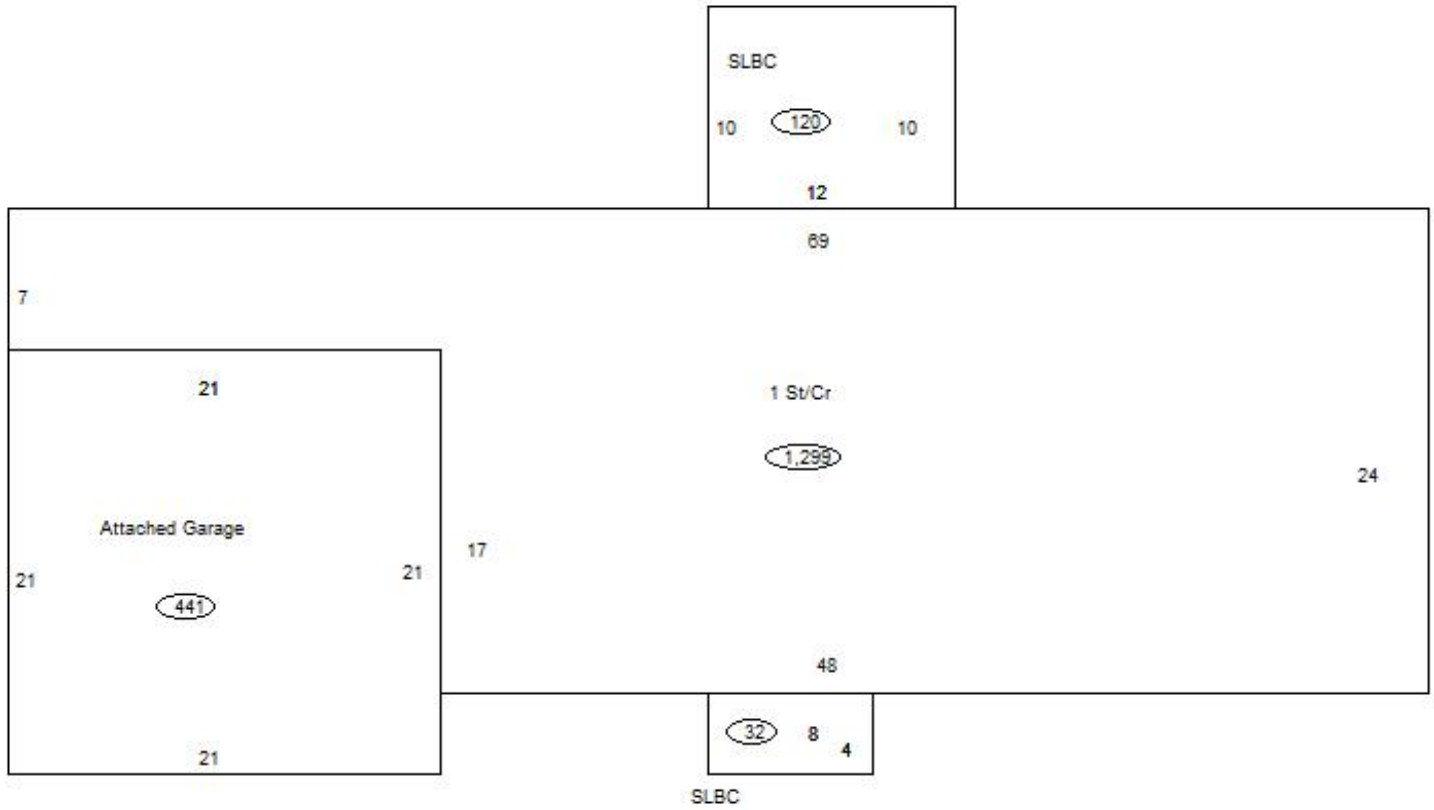
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,299	1.000	1,299
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						1,299		1,299



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond	Year	2014	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208
	LF	LOAFING SHED	0x0x0			144
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 144)		613		613	613
	STF	STG FAIR	0x0x0			168
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 168)		786		786	472
	CPDT	CARPORT - DETACHED	20x40x0			800
	Qual 2	Cond 3	Year		Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.84 x 800)		8,672		8,672	8,672