



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660014293													
Parcel ID	21N14E-15-1-00000-000-0000													
Cadastral ID	15-21-14-01200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	265353													
NICHOLAS, MARTHA J &														
LARRY														
15614 E 106TH ST N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	15614 E 106TH ST N													
Subdivision														
Lot/Block	/	Parcel Size	7.5 - Acres											
Sec/Twn/Rng	15 / 21 / 14 / 1													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30663745 -95.80072577														
E/2 E/2 NW NW NE & W/2 NE NW NE														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1059/880	STILWELL, DEBRA L	03/31/1997	120,000	Yes										
871/842	SELLER	01/17/1992	65,000	No										
850/842			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	1999	Land Value	112,320	106,021	11%	11,662	Assessed	27,608	2,704.48					
Year Frozen	0	Improvements	154,040	144,961		15,946	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	266,360	250,982		27,608	Total Taxable	26,608	2,607.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014293	NICHOLAS, MARTHA J &	3	261,300	1000	25,804	2,528.00							
2024	2024-660014293	NICHOLAS, MARTHA J &	3	272,005	1000	25,023	2,404.00							
2023	2023-660014293	NICHOLAS, MARTHA J &	3	240,052	1000	24,265	2,274.00							
2022	2022-660014293	NICHOLAS, MARTHA J &	3	240,478	1000	23,529	2,305.00							
2021	2021-660014293	NICHOLAS, MARTHA J &	3	248,253	1000	22,815	2,207.00							
2020	2020-660014293	NICHOLAS, MARTHA J &	3	245,576	1000	22,122	2,137.00							
2019	2019-660014293	NICHOLAS, MARTHA J &	3	228,259	1000	21,448	2,073.00							
2018	2018-660014293	NICHOLAS, MARTHA J &	3	232,926	1000	20,795	1,936.00							
2017	2017-660014293	NICHOLAS, MARTHA J &	3	231,600	1000	20,160	1,896.00							
2016	2016-660014293	NICHOLAS, MARTHA J &	3	227,504	1000	19,543	1,840.00							
2015	2015-660014293	NICHOLAS, MARTHA J &	3	222,856	1000	18,945	1,797.00							
2014	2014-660014293	NICHOLAS, MARTHA J &	3	225,047	1000	18,364	1,758.00							
2013	2013-660014293	NICHOLAS, MARTHA J &	3	216,459	1000	17,800	1,667.00							



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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 7.5 Non-Ag Acres 7.4284 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 323,580.00 x .35 = 112,320 Factor Value Adjustments 1.0000 Lot Value 112,320		<p style="text-align: right; color: orange;">09/06/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG_0046. 9/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,866 / 1,866
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,866
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	113.37	Total Misc Impr	+ 7,537				
Roofing Adj	+ 4.77	Garage Cost	+ 17,211				
Subfloor Adj	+ -2.27	Total RCN	= 280,073				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 126,033				
Plumbing Adj	+ 8.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,040				
Adj Base Cost	= 136.83	Lot Value	+ 112,320				
Total Area	x 1,866	Indicated Value	= 266,360				
Adjusted Cost	= 255,325	Value Per SqFt	142.74				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,803	111.90	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,040		
Lot Value	112,320		
Indicated Value	266,360	142.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	266,360	142.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34232	9x8		72	26.70		1,922



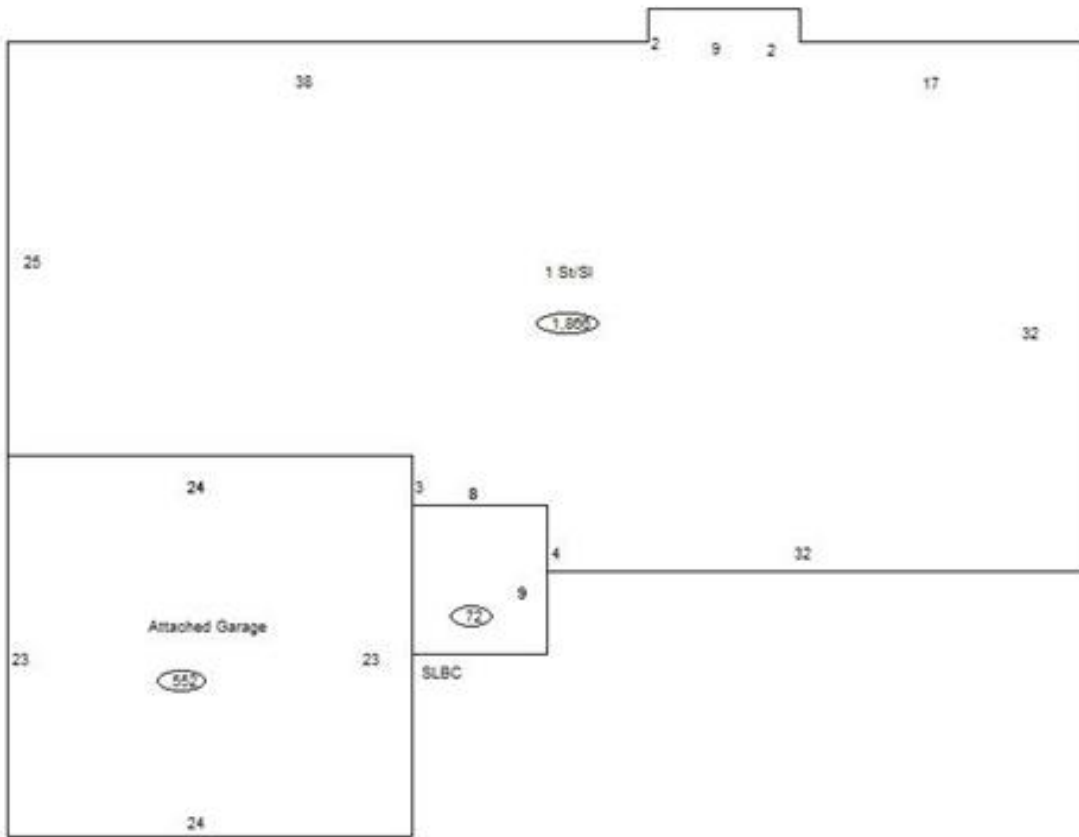
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,866	1.000	1,866
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						1,866		1,866



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			384
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 384) 1,636		Modifier Total	RCN 1,636	Depr (100% Phys/ % Func) 1,636	RCNLD
	CPDT	CARPORT - DETACHED	20x30x0			600
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (9.22 x 600) 5,532		Modifier Total	RCN 5,532	Depr (100% Phys/ % Func) 5,532	RCNLD
	STF	STG FAIR	12x18x0			216
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 216) 1,011		Modifier Total	RCN 1,011	Depr (100% Phys/ % Func) 1,011	RCNLD