




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:10:37
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Assessment Data					Primary Image																																																																																																																				
Account 660014327 Parcel ID 000000-00-0-00378-005-0001 Cadastral ID 15-21-14-02260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333224 CAROTHERS, JOANNIE BETH & JAIME ELIZABETH VRSKA 14862 E 99TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14862 E 99TH ST N Subdivision HIGHLAND TERRACE Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0012.JPG 9/7/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29712820 -95.80742833 LOT 1 BLOCK 5 HIGHLAND TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2758	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	55,573.00 x 1.15 = 63,836	
Factor Value		
Adjustments	1.0000	
Lot Value	63,836	

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	1,774 / 1,774
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,774
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	203,026 114.45 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	279,910 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.21	Total Misc Impr	+ 22,490				
Roofing Adj	+ 4.37	Garage Cost	+ 14,325				
Subfloor Adj	+ -1.15	Total RCN	= 260,037				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 122,217				
Plumbing Adj	+ 7.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,820				
Adj Base Cost	= 125.83	Lot Value	+ 63,836				
Total Area	x 1,774	Indicated Value	= 201,656				
Adjusted Cost	= 223,222	Value Per SqFt	113.67				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	137,820
Lot Value	63,836
Indicated Value	201,656 113.67 Per SqFt
Agland Value	
Site Improvements	24,000
Total Value	225,656 127.20 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	34370	17x7		119	23.88		2,842
EPSW	ENCLOSED PORCH - SOLID WALL	34371	236		236	61.66		14,552



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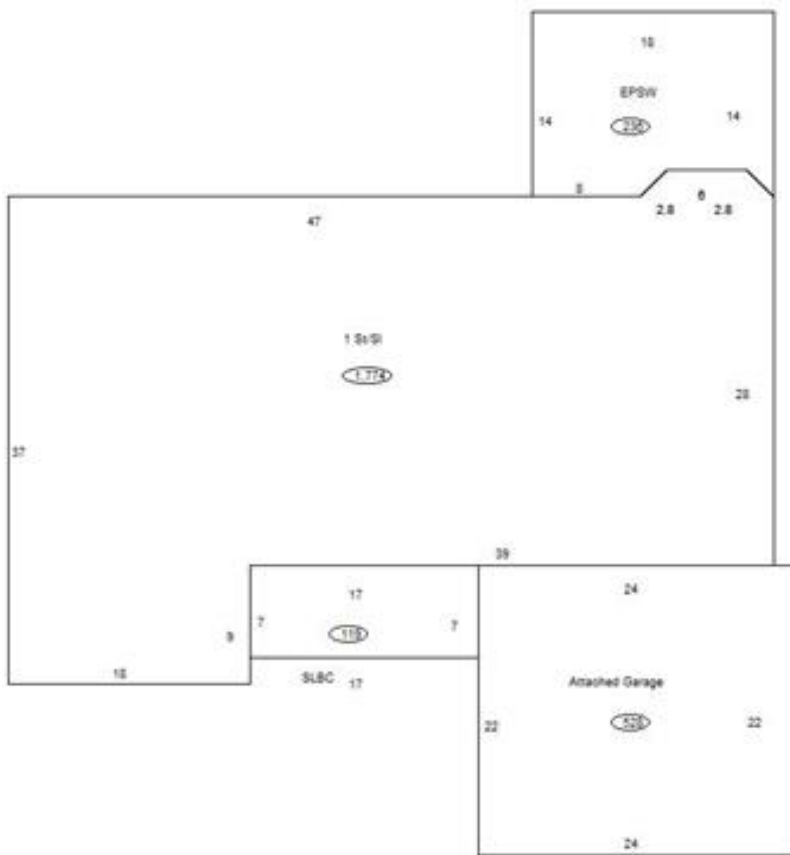
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Sketch Image

660014327



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,774	1.000	1,774
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	119	1.000	119
4	M	EPSW		10	EPSW	236	1.000	236
Total Building Area						1,774		1,774



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,000	24,000