



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:30:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014401 Parcel ID 000000-00-0-00741-002-0003 Cadastral ID 15-21-14-03030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136474 VREELAND, WALTER B & BONNIE E & KRISTI RENEE RITTER 14909 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14909 E 98TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29635969 -95.80725368																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4043	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	61,173.00 x 1.10 = 67,196	
Factor Value		
Adjustments	1.0000	
Lot Value	67,196	

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	1,562 / 1,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,562
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-8\IMG_0010. 9/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,307	105.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	253,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.02	Total Misc Impr	+	32,693			
Roofing Adj	+ 4.47	Garage Cost	+	14,346			
Subfloor Adj	+ -1.15	Total RCN	=	246,178			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	118,165			
Plumbing Adj	+ 6.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,013			
Adj Base Cost	= 127.49	Lot Value	+	67,196			
Total Area	x 1,562	Indicated Value	=	195,209			
Adjusted Cost	= 199,139	Value Per SqFt		124.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,013		
Lot Value	67,196		
Indicated Value	195,209	124.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,209	124.97	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
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	34600	20x7		140	23.80		3,332
PRCH	SLAB PORCH - COVERED	34601	23x20		460	22.94		10,552
EPSW	ENCLOSED PORCH - SOLID WALL	34602	222		222	61.77		13,713

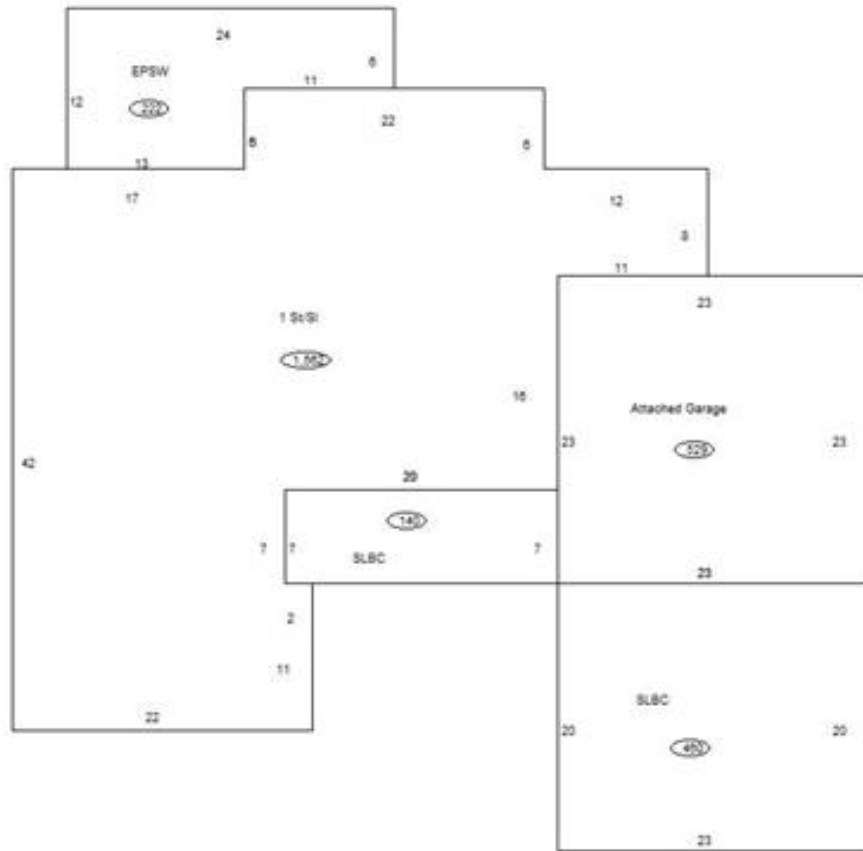


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Sketch Image

660014401



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,562	1.000	1,562
2	G	1		10	Attached Garage	529	1.000	529
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	460	1.000	460
5	M	EPSW		10	EPSW	222	1.000	222
Total Building Area						1,562		1,562