



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 660014402 Parcel ID 000000-00-0-00741-002-0004 Cadastral ID 15-21-14-03040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348129 RITTER, KARSON NICOLE & QUINTON REESE HOAGLAND 14753 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14753 E 98TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4308	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	62,325.00 x 1.09 = 67,887	
Factor Value		
Adjustments	1.6510	
Lot Value	112,081	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-8\IMG_0009. 9/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	165,322	104.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	228,570 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,925		
Lot Value	112,081		
Indicated Value	227,006	143.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,006	143.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.43	Total Misc Impr	+	11,206			
Roofing Adj	+ 4.37	Garage Cost	+	14,325			
Subfloor Adj	+ -1.15	Total RCN	=	221,009			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	106,084			
Plumbing Adj	+ 6.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,925			
Adj Base Cost	= 123.72	Lot Value	+	112,081			
Total Area	x 1,580	Indicated Value	=	227,006			
Adjusted Cost	= 195,478	Value Per SqFt		143.67			

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	34605	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	34606	24x10		240	23.44		5,626



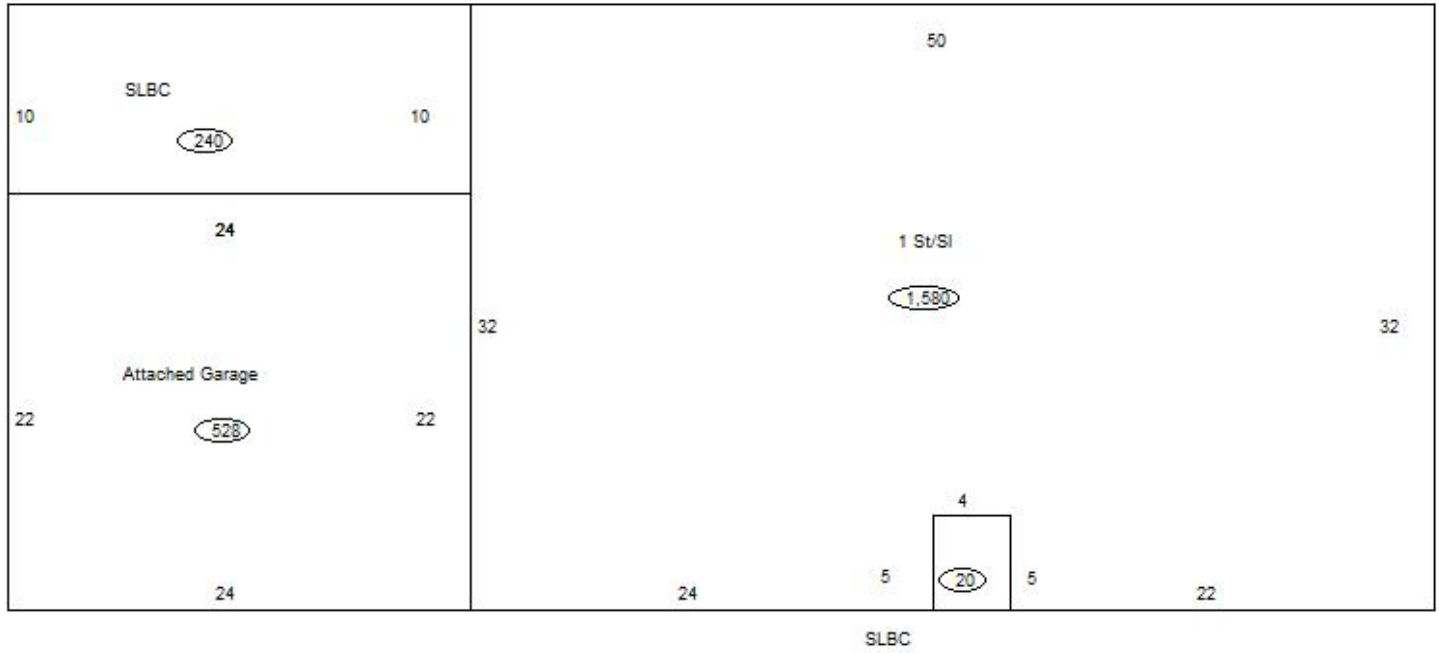
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Sketch Image

660014402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,580	1.000	1,580
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,580		1,580



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 288)		1,348		1,348		1,348