




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660014408 <b>Parcel ID</b> 000000-00-0-00741-002-0010 <b>Cadastral ID</b> 15-21-14-03095 <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> 329934 BALLOU, CODY  14754 E 99TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14754 E 99TH ST N <b>Subdivision</b> SHERRI-LAVERNE ESTS <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (106)\IMG_0094.JPG 9/7/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.29713074 -95.80804333																																																						
LOT 10 BLOCK 2 SHERRI-LAVERNE EST.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		/	LANDON, WILLIAM C	01/10/2020	141,000	YES																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 66,329</td> <td>61,560</td> <td>11%</td> <td>6,772</td> <td>Assessed</td> <td>18,549</td> <td>1,817.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 107,068</td> <td>107,068</td> <td> </td> <td>11,777</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 173,397</td> <td>168,628</td> <td> </td> <td>18,549</td> <td>Total Taxable</td> <td>18,549</td> <td>1,817.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value 66,329	61,560	11%	6,772	Assessed	18,549	1,817.06	Year Frozen	0	Improvements 107,068	107,068		11,777	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 173,397	168,628		18,549	Total Taxable	18,549	1,817.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660014408	BALLOU, CODY	3	169,865	0	17,665	1,730.00																																															
2024	2024-660014408	BALLOU, CODY	3	197,078	0	16,825	1,616.00																																															
2023	2023-660014408	BALLOU, CODY	3	168,739	0	16,024	1,502.00																																															
2022	2022-660014408	BALLOU, CODY	3	138,733	0	15,261	1,495.00																																															
2021	2021-660014408	BALLOU, CODY	3	145,526	0	16,008	1,549.00																																															
2020	2020-660014408	BALLOU, CODY	3	147,427	1000	11,886	1,148.00																																															
2019	2019-660014408	LANDON, WILLIAM C & MIRL J	3	142,256	1000	11,511	1,113.00																																															
2018	2018-660014408	LANDON, WILLIAM C & MIRL J	3	146,558	1000	11,146	1,037.00																																															
2017	2017-660014408	LANDON, WILLIAM C & MIRL J	3	145,297	1000	10,793	1,015.00																																															
2016	2016-660014408	LANDON, WILLIAM C & MIRL J	3	142,200	1000	10,449	984.00																																															
2015	2015-660014408	LANDON, WILLIAM C & MIRL J	3	138,424	1000	10,116	959.00																																															
2014	2014-660014408	LANDON, WILLIAM C & MIRL J	3	139,465	1000	9,792	937.00																																															
2013	2013-660014408	LANDON, WILLIAM C & MIRL J	3	133,963	1000	9,478	888.00																																															



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3712	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,729.00 x 1.11 = 66,329	
Factor Value		
Adjustments	1.0000	
Lot Value	66,329	

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	1,267 / 1,267
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,267
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach		Manual : 01/2025	
Base Cost	108.83	Total Misc Impr	+ 14,805
Roofing Adj	+ 4.59	Garage Cost	+ 13,810
Subfloor Adj	+ -1.17	Total RCN	= 190,943
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 89,743
Plumbing Adj	+ 4.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,200
Adj Base Cost	= 128.12	Lot Value	+ 66,329
Total Area	x 1,267	Indicated Value	= 167,529
Adjusted Cost	= 162,328	Value Per SqFt	132.22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,741	118.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	259,820 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,200		
Lot Value	66,329		
Indicated Value	167,529	132.22	Per SqFt
Agland Value			
Site Improvements	5,868		
Total Value	173,397	136.86	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	34634	7x5		35	24.16		846
PRCH	SLAB PORCH - COVERED	34635	24x16		384	23.08		8,863
SHLT	STORM SHELTER			1	2018	0.00		



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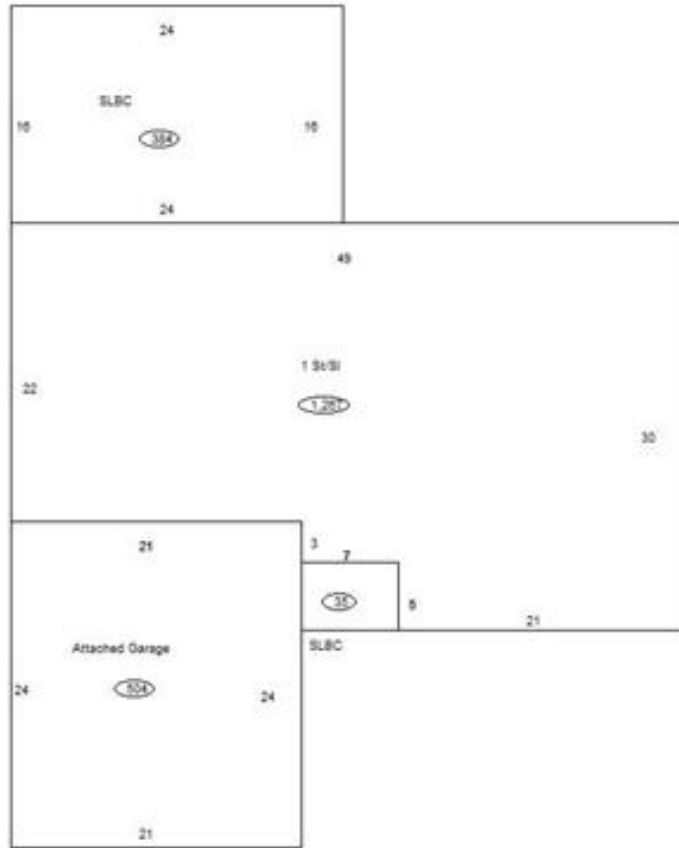
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,267	1.000	1,267
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	384	1.000	384
<b>Total Building Area</b>						1,267		1,267



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288)	1,348		1,348	472	876
	DTGF DETACHED GARAGE FAIR		0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 480)	7,680		7,680	2,688	4,992