



# 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> 660014410 <b>Parcel ID</b> 000000-00-0-00741-003-0002 <b>Cadastral ID</b> 15-21-14-03110 <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> 340480 O'LEARY, SHEILA FAY & DAVID ALLEN  14931 E 97TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14931 97TH ST <b>Subdivision</b> SHERRI-LAVERNE ESTS <b>Lot/Block</b> 0002 / 0003 <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\090822(107)\IMG_0017.JPG 9/8/2022</p>														
<b>Legal Description</b> Lat/Long: 36.29490969 -95.80642102																			
LOT 2 BLOCK 3 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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	Yes	1,000	1,000	/	GORDON, GWENDOLYN	12/12/2022	356,000	YES										
					/	GORDON, GWENDOLYN	09/30/2019	0	4										
					2725/892	GORDON, JESSE &	05/16/2018	0	4										
					1995/713	JOHNSON, MARGARET RUTH &	11/01/2008	263,500	YES										
					903/144	SELLER	12/22/1992	56,666	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2023	<b>Land Value</b>	66,919	66,919	11%	7,361	<b>Assessed</b>	37,194	3,643.52										
<b>Year Frozen</b>	2026	<b>Improvements</b>	272,743	271,209		29,833	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	339,662	338,128		37,194	<b>Total Taxable</b>	36,194	3,546.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660014410	O'LEARY, SHEILA FAY &			3	328,280	1000	35,110	3,439.00										
2024	2024-660014410	O'LEARY, SHEILA FAY &			3	364,398	0	40,083	3,851.00										
2023	2023-660014410	O'LEARY, SHEILA FAY &			3	356,000	0	39,160	3,670.00										
2022	2022-660014410	GORDON, GWENDOLYN			3	279,260	0	30,719	3,010.00										
2021	2021-660014410	GORDON, GWENDOLYN			3	307,645	0	33,841	3,274.00										
2020	2020-660014410	GORDON, GWENDOLYN			3	302,489	0	33,274	3,214.00										
2019	2019-660014410	GORDON, GWENDOLYN			3	290,420	0	31,946	3,088.00										
2018	2018-660014410	GORDON, GWENDOLYN			3	298,815	1000	31,368	2,920.00										
2017	2017-660014410	GORDON, JESSE &			3	295,375	1000	30,425	2,862.00										
2016	2016-660014410	GORDON, JESSE &			3	288,568	1000	29,510	2,778.00										
2015	2015-660014410	GORDON, JESSE &			3	279,936	1000	28,622	2,714.00										
2014	2014-660014410	GORDON, JESSE &			3	265,802	1000	27,759	2,657.00										
2013	2013-660014410	GORDON, JESSE &			3	253,831	1000	26,921	2,522.00										



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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.3937		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	60,711.00 x 1.10 = 66,919		
Factor Value			
Adjustments	1.0000		
Lot Value	66,919		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,589 / 2,589
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,589
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,188 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	369,914 142.88 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	439,790 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	221,695
Lot Value	66,919
Indicated Value	288,614 111.48 Per SqFt
Agland Value	
Site Improvements	51,048
Total Value	339,662 131.19 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.09	Total Misc Impr	+ 29,541
Roofing Adj	+ 4.48	Garage Cost	+ 35,391
Subfloor Adj	+ -2.14	Total RCN	= 403,081
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 181,386
Plumbing Adj	+ 7.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,695
Adj Base Cost	= 130.61	Lot Value	+ 66,919
Total Area	x 2,589	Indicated Value	= 288,614
Adjusted Cost	= 338,149	Value Per SqFt	111.48

### 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	34641	7x3		21	26.86		564
PRCH	SLAB PORCH - COVERED	34643	33x26		858	24.55		21,064
PATO	SLAB PORCH - OPEN	34644	228		228	10.08		2,298



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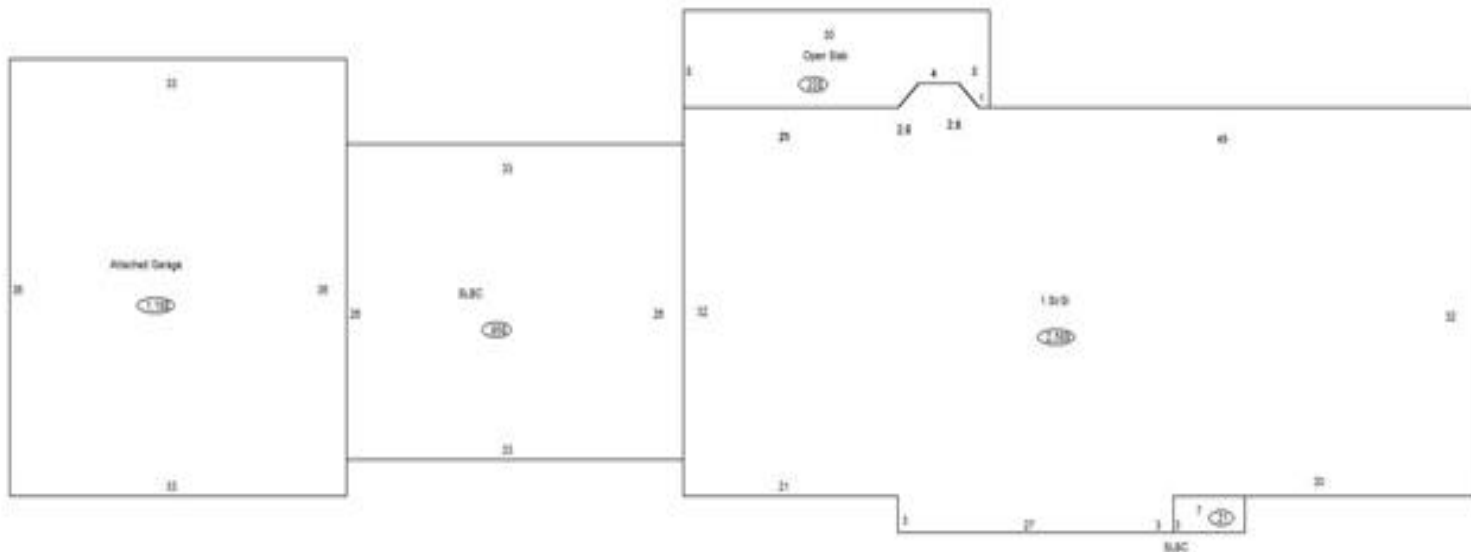
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### Sketch Image

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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/Sl	2,589	1.000	2,589
2	M	PRCH		10	SLBC	21	1.000	21
3	G	1		10	Attached Garage	1,188	1.000	1,188
4	M	PRCH		10	SLBC	858	1.000	858
5	M	PATO		10	Open Slab	228	1.000	228
<b>Total Building Area</b>						<b>2,589</b>		<b>2,589</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,320
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b> Base Cost (27.24 x 1,320) 35,957		<b>Modifier Total</b>	<b>RCN</b> 35,957	<b>Depr (17% Phys/ % Func)</b> 6,113	<b>RCNLD</b> 29,844
	GRDT	GARAGE - DETACHED	0x0x0			144
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b> Base Cost (38.37 x 144) 5,525		<b>Modifier Total</b>	<b>RCN</b> 5,525	<b>Depr (17% Phys/ % Func)</b> 939	<b>RCNLD</b> 4,586
	UTIL	SHOP BUILDING	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (29.97 x 360) 10,789		<b>Modifier Total</b>	<b>RCN</b> 10,789	<b>Depr (25% Phys/ % Func)</b> 2,697	<b>RCNLD</b> 8,092
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (8,350.00 x 1) 8,350		<b>Modifier Total</b>	<b>RCN</b> 8,350	<b>Depr (10% Phys/ % Func)</b> 835	<b>RCNLD</b> 7,515
	STF	STG FAIR	12x36x0			432
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 432) 2,022		<b>Modifier Total</b>	<b>RCN</b> 2,022	<b>Depr (50% Phys/ % Func)</b> 1,011	<b>RCNLD</b> 1,011