



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:31:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014415 Parcel ID 000000-00-0-00741-003-0007 Cadastral ID 15-21-14-03160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 313162 RAY, BRYAN TODD & ROBYN M 14710 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14710 E 98TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0007 / 0003 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\090822(107)\IMG_0031.JPG 9/8/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.29555984 -95.80978180 LOT 7 BLOCK 3 SHERRI-LAVERNE EST.																																																																																																																									
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 Time 21:31:04
 Page 2

Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2532		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,589.00 x 1.16 = 63,245		
Factor Value			
Adjustments	1.0000		
Lot Value	63,245		



\\tsclient\T\TOMMY DUNLAP\090822(107)\IMG_0031.JPG 9/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,195 / 2,065
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,195
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	609 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	246,283	119.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	343,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.72	Total Misc Impr	+ 13,657				
Roofing Adj	+ 3.04	Garage Cost	+ 18,568				
Subfloor Adj	+ -1.41	Total RCN	= 285,931				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 128,669				
Plumbing Adj	+ 6.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,262				
Adj Base Cost	= 122.86	Lot Value	+ 63,245				
Total Area	x 2,065	Indicated Value	= 220,507				
Adjusted Cost	= 253,706	Value Per SqFt	106.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,262		
Lot Value	63,245		
Indicated Value	220,507	106.78	Per SqFt
Agland Value			
Site Improvements	17,736		
Total Value	238,243	115.37	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	34666		188	188	26.34		4,952
PATO	SLAB PORCH - OPEN	34667		354	354	8.73		3,090



Rogers

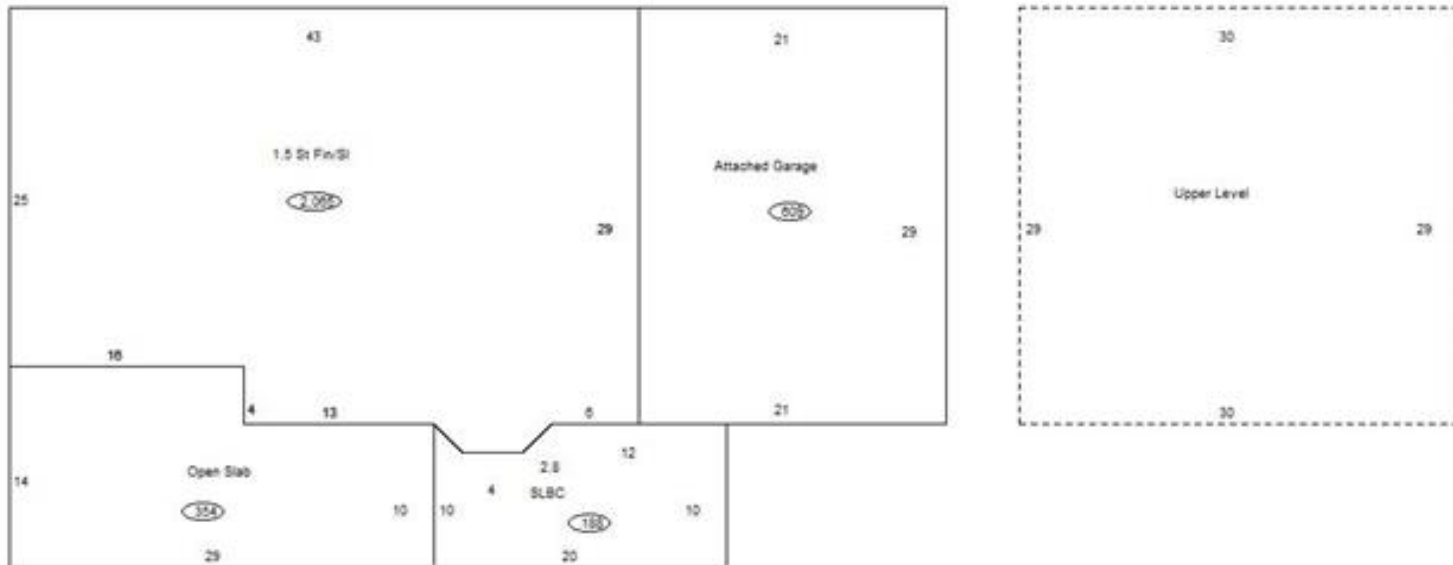
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 Time 21:31:04
 Page 3

Sketch Image

660014415



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	609	1.000	609
2	M	PRCH		10	SLBC	188	1.000	188
3	M	PATO		10	Open Slab	354	1.000	354
4	R	5	Slab	10	1.5 St Fin/SI	1,195	1.728	2,065
5	U	^UL	Overhang	10	Upper Level	870	1.000	870
Total Building Area						1,195		2,065



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 Page 4

660014415

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (61% Phys/ % Func) 18,300	RCNLD 11,700
	DTGF	DETACHED GARAGE FAIR	0x0x0			320
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 320) 5,120		Modifier Total	RCN 5,120	Depr (25% Phys/ % Func) 1,280	RCNLD 3,840
	CPS	CARPORT SLAB	0x0x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.32 x 400) 2,928		Modifier Total	RCN 2,928	Depr (25% Phys/ % Func) 732	RCNLD 2,196