



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 660014419 Parcel ID 000000-00-0-00741-003-0011 Cadastral ID 15-21-14-03200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 255427 LEEDS, NORMAN M & KAREN KAY-TRUSTEES 14930 E 98TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14930 E 98TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">09/07/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0006. 9/7/2022</p>																																																	
Legal Description Lat/Long: 36.29554937 -95.80636190																																																						
LOT 11 BLOCK 3 SHERRI-LAVERNE EST.					Building Permits <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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					909/832	BISHOP, WENDELL R	03/26/1993	80,000	Yes																																													
Parcel Valuation					<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>0</td> <td>Land Value 66,659</td> <td>66,114</td> <td>11%</td> <td>7,273</td> <td>Assessed</td> <td>20,648</td> <td>2,022.68</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 121,590</td> <td>121,590</td> <td> </td> <td>13,375</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 188,249</td> <td>187,704</td> <td> </td> <td>20,648</td> <td>Total Taxable</td> <td>20,648</td> <td>2,023.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 66,659	66,114	11%	7,273	Assessed	20,648	2,022.68	Year Frozen	0	Improvements 121,590	121,590		13,375	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 188,249	187,704		20,648	Total Taxable	20,648	2,023.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660014419	LEEDS, NORMAN M &	3	184,813	0	19,664	1,926.00																																															
2024	2024-660014419	LEEDS, NORMAN M &	3	214,546	0	18,728	1,799.00																																															
2023	2023-660014419	LEEDS, NORMAN M &	3	184,583	0	17,837	1,672.00																																															
2022	2022-660014419	LEEDS, NORMAN M &	3	154,577	0	16,987	1,664.00																																															
2021	2021-660014419	LEEDS, NORMAN M &	3	163,446	0	16,178	1,565.00																																															
2020	2020-660014419	LEEDS, NORMAN M &	3	161,175	0	15,408	1,488.00																																															
2019	2019-660014419	LEEDS, NORMAN M &	3	155,718	0	14,674	1,419.00																																															
2018	2018-660014419	LEEDS, NORMAN M &	3	160,484	0	13,975	1,301.00																																															
2017	2017-660014419	LEEDS, NORMAN M &	3	159,052	0	13,310	1,252.00																																															
2016	2016-660014419	LEEDS, NORMAN M &	3	155,859	0	12,676	1,193.00																																															
2015	2015-660014419	LEEDS, NORMAN M &	3	151,889	0	12,073	1,145.00																																															
2014	2014-660014419	LEEDS, NORMAN M &	3	153,036	0	11,498	1,101.00																																															
2013	2013-660014419	LEEDS, NORMAN M &	3	146,232	0	10,950	1,026.00																																															




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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.3838 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,279.00 x 1.11 = 66,659 Factor Value Adjustments 1.0000 Lot Value 66,659		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0006. 9/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,356 / 1,356
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,356
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	112.93	Total Misc Impr	+ 12,387				
Roofing Adj	+ 4.53	Garage Cost	+ 15,553				
Subfloor Adj	+ -1.19	Total RCN	= 211,597				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 99,451				
Plumbing Adj	+ 7.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 112,146				
Adj Base Cost	= 135.44	Lot Value	+ 66,659				
Total Area	x 1,356	Indicated Value	= 178,805				
Adjusted Cost	= 183,657	Value Per SqFt	131.86				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,284	123.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	278,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,146		
Lot Value	66,659		
Indicated Value	178,805	131.86	Per SqFt
Agland Value			
Site Improvements	9,444		
Total Value	188,249	138.83	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	34685	4x3		12	24.23		291
SUN	Sunroom	34686	25x14		350	20.00		7,000



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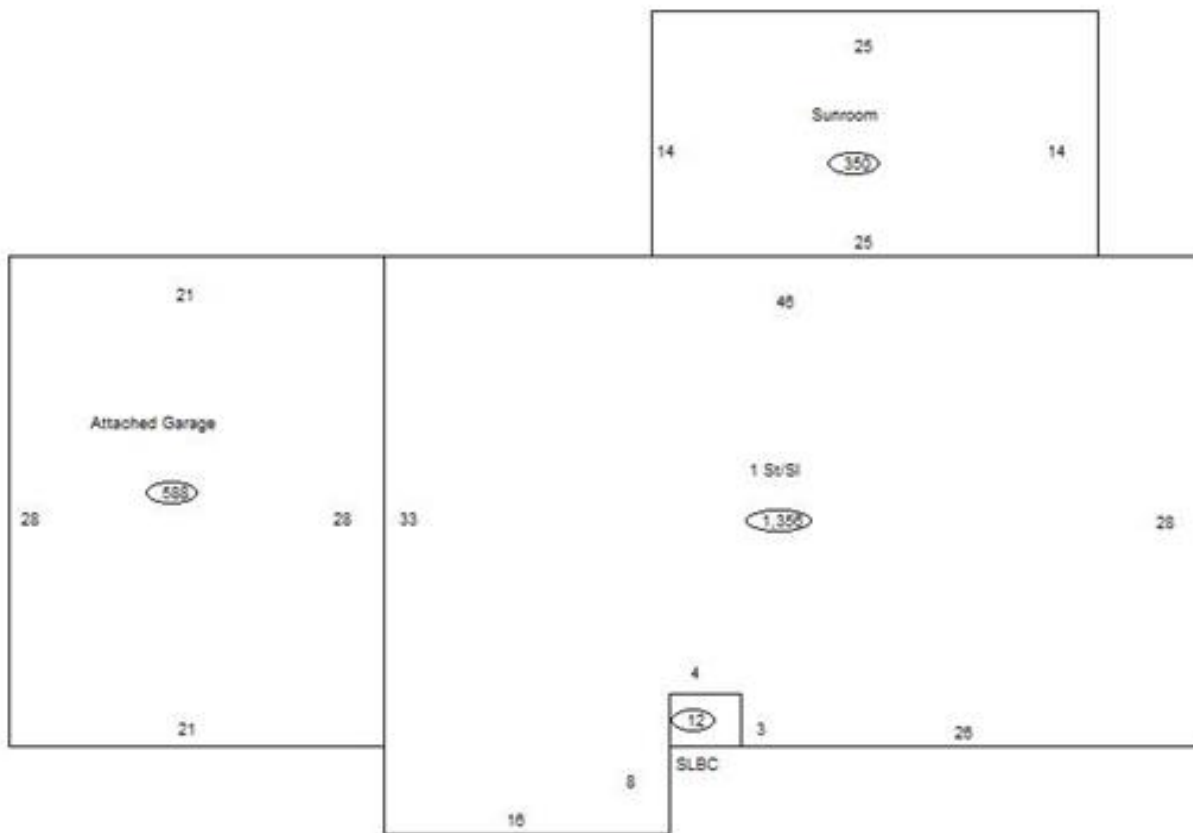
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Sketch Image

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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	1,356	1.000	1,356
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	12	1.000	12
4	M	SUN		10	Sunroom	350	1.000	350
Total Building Area						1,356		1,356



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			880
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 880)		14,080	14,080	4,928	9,152
	LT	LEAN-TO	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584	584	292	292