



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:27:23
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Assessment Data					Primary Image																																																																																																																				
Account 660014430 Parcel ID 000000-00-0-00741-004-0010 Cadastral ID 15-21-14-03310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315510 BABBITT, MATTHEW A & LAUREN N 14931 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14931 E 96TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0010 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29345125 -95.80639456																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.4065 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 61,269.00 x 1.10 = 67,253 Factor Value Adjustments 1.0000 Lot Value 67,253		

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	2,030 / 2,030
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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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	211,508	104.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	300,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.56	Total Misc Impr	+ 5,773				
Roofing Adj	+ 4.25	Garage Cost	+ 14,325				
Subfloor Adj	+ -1.09	Total RCN	= 264,368				
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 126,897				
Plumbing Adj	+ 5.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,471				
Adj Base Cost	= 120.33	Lot Value	+ 67,253				
Total Area	x 2,030	Indicated Value	= 204,724				
Adjusted Cost	= 244,270	Value Per SqFt	100.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,471		
Lot Value	67,253		
Indicated Value	204,724	100.85	Per SqFt
Agland Value			
Site Improvements	18,581		
Total Value	223,305	110.00	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	34733		28	28	24.18		677



Rogers

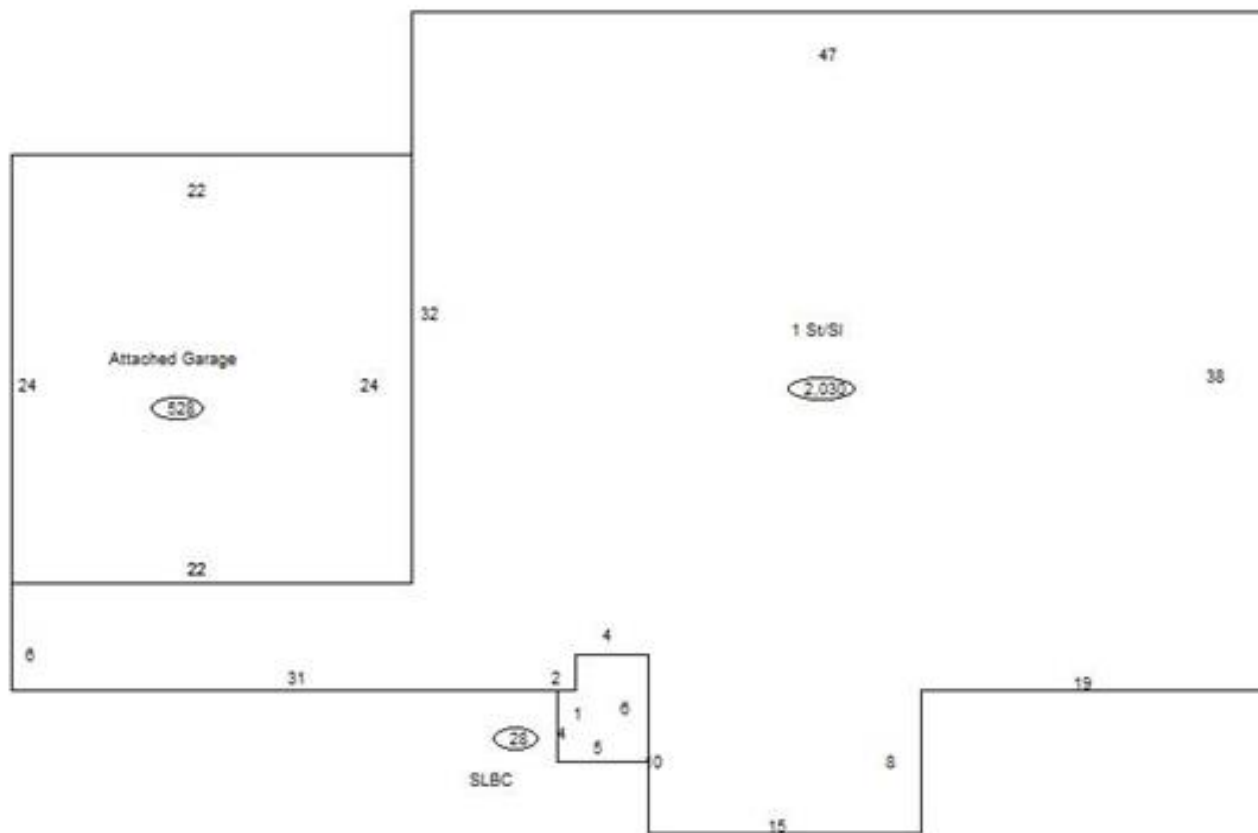
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Sketch Image

660014430



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,030	1.000	2,030
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						2,030		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,080
	Qual 2	Cond 3	Year 2001	Eff Age	19	
	Valuation Summary Base Cost (16.00 x 1,080) 17,280		Modifier Total	RCN 17,280	Depr (46% Phys/ % Func) 7,949	RCNLD 9,331
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2001	Eff Age	19	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (63% Phys/ % Func) 15,750	RCNLD 9,250
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 80) 374		Modifier Total	RCN 374	Depr (100% Phys/ % Func) 374	RCNLD