



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:31:24
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Assessment Data					Primary Image																																																																																																																				
Account 660014433 Parcel ID 000000-00-0-00741-004-0013 Cadastral ID 15-21-14-03340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331518 THAO, NANCY 14731 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14731 E 96TH ST N Subdivision SHERRI-LAVERNE ESTS Lot/Block 0013 / 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: 36.29345272 -95.80897342																																																																																																																									
Building Permits					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0021. 9/7/2022																																																																																																																				
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.3945 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,743.00 x 1.10 = 66,938 Factor Value Adjustments 1.0000 Lot Value 66,938		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0021. 9/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,233 / 2,145
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,233
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach		Manual : 01/2025	
Base Cost	89.29	Total Misc Impr	+ 13,559
Roofing Adj	+ 2.87	Garage Cost	+ 18,330
Subfloor Adj	+ -1.33	Total RCN	= 265,329
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 119,398
Plumbing Adj	+ 5.36	Lump Sums	+ 1,985
Basement Adj	+ 0.00	RCNLD	= 147,916
Adj Base Cost	= 108.83	Lot Value	+ 66,938
Total Area	x 2,145	Indicated Value	= 214,854
Adjusted Cost	= 233,440	Value Per SqFt	100.17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	233,632	108.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	292,900 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,916		
Lot Value	66,938		
Indicated Value	214,854	100.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,854	100.17	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	34746	12x5		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	34747	15x10		150	26.46		3,969
PATO	SLAB PORCH - OPEN	34748	24x10		240	9.88		2,371
WODO	WOOD DECK - OPEN	34749	20x10		200	22.05	55%	1,985



Rogers

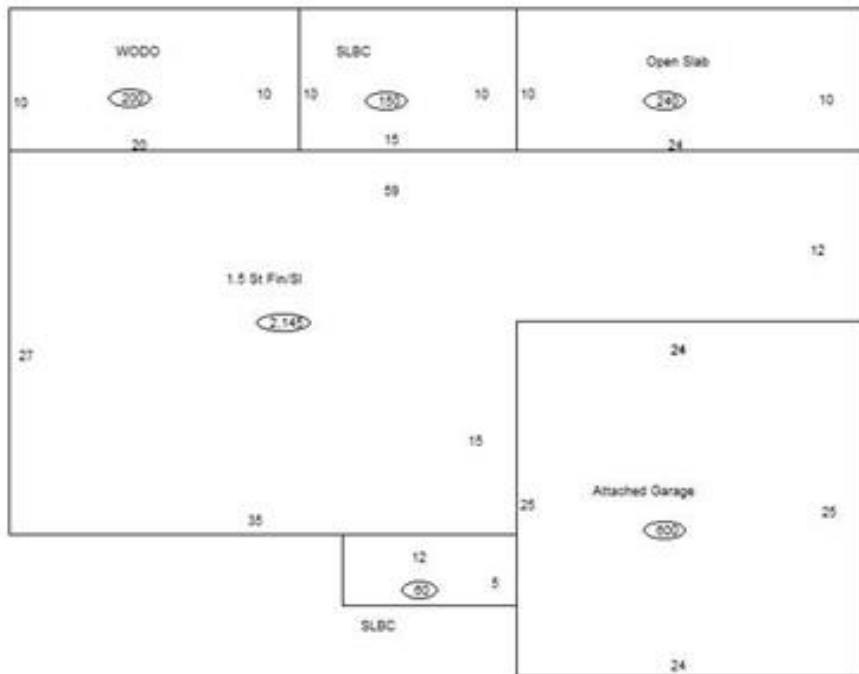
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,233	1.740	2,145
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	60	1.000	60
4	M	PRCH		10	SLBC	150	1.000	150
5	M	PATO		10	Open Slab	240	1.000	240
6	M	WODO		10	WODO	200	1.000	200
7	U	^UL	Overhang	10	Upper Level	912	1.000	912
Total Building Area						1,233		2,145



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562