



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	660014438													
Parcel ID	000000-00-0-00741-004-0018													
Cadastral ID	15-21-14-03390													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	138054													
DOUGLAS, JAMES H II TRUSTEE														
14910 E 97TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	14910 E 97TH ST N													
Subdivision	SHERRI-LAVERNE ESTS													
Lot/Block	0018 / 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 Lat/Long: 36.29410895 -95.80724143														
Building Permits														
LOT 18 BLOCK 4 SHERRI-LAVERNE EST.														
<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					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	66,535	46,204	11%	5,082	Assessed	16,276	1,594.40					
Year Frozen	0	Improvements	117,365	101,766		11,194	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	183,900	147,970		16,276	Total Taxable	15,276	1,496.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660014438	DOUGLAS, JAMES H II TRUSTEE			3	180,089	1000	14,802	1,450.00					
2024	2024-660014438	DOUGLAS, JAMES H II TRUSTEE			3	208,375	1000	14,343	1,378.00					
2023	2023-660014438	DOUGLAS, JAMES H II TRUSTEE			3	159,516	1000	13,896	1,302.00					
2022	2022-660014438	DOUGLAS, JAMES H II TRUSTEE			3	131,472	1000	13,462	1,319.00					
2021	2021-660014438	DOUGLAS, JAMES H II TRUSTEE			3	136,458	1000	13,545	1,310.00					
2020	2020-660014438	DOUGLAS, JAMES H II TRUSTEE			3	137,643	1000	13,121	1,267.00					
2019	2019-660014438	DOUGLAS, JAMES H II TRUSTEE			3	134,589	1000	12,710	1,229.00					
2018	2018-660014438	DOUGLAS, JAMES H II TRUSTEE			3	140,335	1000	12,311	1,146.00					
2017	2017-660014438	DOUGLAS, JAMES H II TRUSTEE			3	139,214	1000	11,923	1,121.00					
2016	2016-660014438	DOUGLAS, JAMES H II TRUSTEE			3	136,202	1000	11,547	1,087.00					
2015	2015-660014438	DOUGLAS, JAMES H II TRUSTEE			3	132,745	1000	11,182	1,060.00					
2014	2014-660014438	DOUGLAS, JAMES H II TRUSTEE			3	136,467	1000	10,826	1,036.00					
2013	2013-660014438	DOUGLAS, JAMES H II TRUSTEE			3	132,996	1000	10,483	982.00					



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.379	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,071.00 x 1.11 = 66,535	
Factor Value		
Adjustments	1.0000	
Lot Value	66,535	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,454 / 1,454
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,454
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 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	161,625	111.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	278,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.89	Total Misc Impr	+	15,722			
Roofing Adj	+ 4.56	Garage Cost	+	14,259			
Subfloor Adj	+ -1.18	Total RCN	=	217,431			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	104,367			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	113,064			
Adj Base Cost	= 128.92	Lot Value	+	66,535			
Total Area	x 1,454	Indicated Value	=	179,599			
Adjusted Cost	= 187,450	Value Per SqFt		123.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,064		
Lot Value	66,535		
Indicated Value	179,599	123.52	Per SqFt
Agland Value			
Site Improvements	4,301		
Total Value	183,900	126.48	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	34769		178	178	23.65		4,210
PRCH	SLAB PORCH - COVERED	34770	25x11		275	23.33		6,416



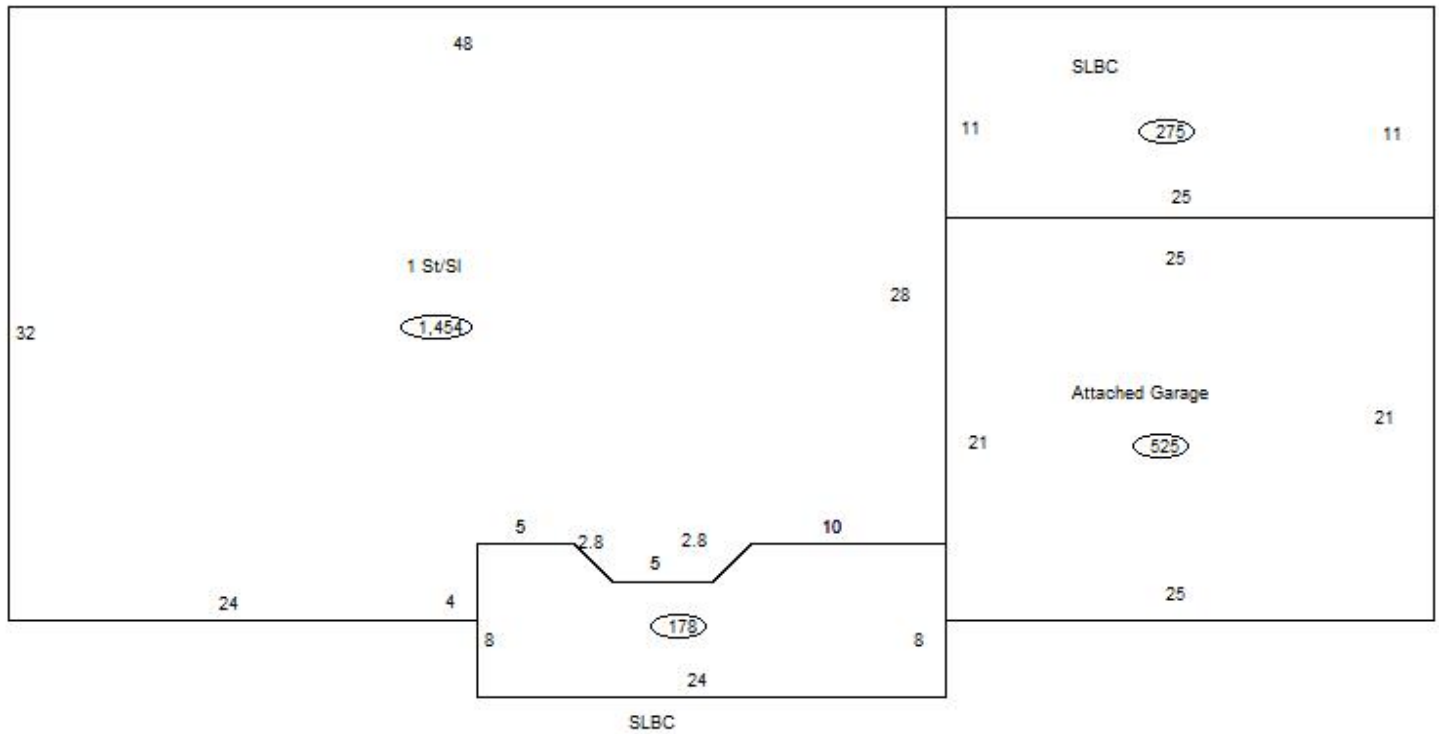
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Sketch Image

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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	1,454	1.000	1,454
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	178	1.000	178
4	M	PRCH		10	SLBC	275	1.000	275
Total Building Area						1,454		1,454



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			384
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 384)		6,144		6,144	1,843	4,301