




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
Account 660014478 Parcel ID 000000-00-0-00588-001-0004 Cadastral ID 15-21-14-03800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342847 CISPER, DENNIS E & CAROL J 14805 E 104TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14805 E 104TH ST Subdivision PINE BROOK CROSSING Lot/Block 0004 / 0001 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\ROB STUFF\2023-8-21\IMG_0007.JPG 8/21/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1699 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,961.00 x 1.20 = 61,069 Factor Value Adjustments 1.4795 Lot Value 90,350		 <p>08/21/2023</p> <p>\\tsclient\T\ROB STUFF\2023-8-21\IMG_0007.JPG 8/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,060 / 2,410
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1992 / 15

Cost Approach				Manual : 01/2025			
Base Cost	103.55	Total Misc Impr	+ 15,990	Roofing Adj	+ 5.15	Garage Cost	+ 27,524
Subfloor Adj	+ 0.00	Total RCN	= 373,419	Heat/Cool Adj	+ 16.31	Depreciation (16%)	- 59,747
Plumbing Adj	+ 11.88	Lump Sums	+ 7,641	Basement Adj	+ 0.00	RCNLD	= 321,313
Adj Base Cost	= 136.89	Lot Value	+ 90,350	Total Area	x 2,410	Indicated Value	= 411,663
		Value Per SqFt	170.81	Adjusted Cost	= 329,905		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	328,082 136.13 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	339,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	321,313
Lot Value	90,350
Indicated Value	411,663 170.81 Per SqFt
Agland Value	
Site Improvements	
Total Value	411,663 170.81 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	34936	18x6		108	32.83		3,546
PRCH	SLAB PORCH - COVERED	34937	16x10		160	32.50		5,200
WODO	WOOD DECK - OPEN	34938	382		382	21.28	6%	7,641

