



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	660019106								
Parcel ID	000000-00-0-00573-002-0002								
Cadastral ID	22-21-14-01740								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	337750								
CARR, ERIC R & YA-LI CHANG									
15804 E 94TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15804 94TH ST								
Subdivision	PARADISE VALLEY								
Lot/Block	0002 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	22 / 21 / 14 / 5								
Neighborhood	1118 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29029234 -95.79598425									
Building Permits									
LOT 2 BLOCK 2 PARADISE VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	CARR, WILMA JEAN-ESTATE	03/28/2022	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	121,649	31,026	11%	3,413	Assessed	14,588	1,429.04
Year Frozen	2005	Improvements	145,291	101,586		11,175	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	266,940	132,612		14,588	Total Taxable	14,588	1,429.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019106	CARR, ERIC R &			3	262,354	0	13,893	1,361.00
2024	2024-660019106	CARR, ERIC R &			3	272,372	0	13,231	1,271.00
2023	2023-660019106	CARR, ERIC R &			3	210,993	0	12,601	1,181.00
2022	2022-660019106	CARR, ERIC R &			3	188,530	0	12,001	1,176.00
2021	2021-660019106	CARR, CASS A JR			3	196,220	1000	10,430	1,009.00
2020	2020-660019106	CARR, CASS A JR			3	195,267	1000	10,429	1,007.00
2019	2019-660019106	CARR, CASS A JR			3	186,474	1000	10,430	1,008.00
2018	2018-660019106	CARR, CASS A JR			3	190,491	1000	10,430	971.00
2017	2017-660019106	CARR, CASS A JR			3	189,056	1000	10,430	981.00
2016	2016-660019106	CARR, CASS A JR			3	184,589	1000	10,430	982.00
2015	2015-660019106	CARR, CASS A JR			3	179,324	1000	10,429	989.00
2014	2014-660019106	CARR, CASS A JR			3	182,378	1000	10,430	998.00
2013	2013-660019106	CARR, CASS A JR			3	174,275	1000	10,429	977.00



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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.517	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	109,642.00 x 1.11 = 121,649	
Factor Value		
Adjustments	1.0000	
Lot Value	121,649	

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	2,038 / 2,038
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,038
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	208,776	102.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	283,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.54	Total Misc Impr	+	7,254			
Roofing Adj	+ 3.96	Garage Cost	+	16,789			
Subfloor Adj	+ -1.04	Total RCN	=	261,715			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	117,772			
Plumbing Adj	+ 8.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,943			
Adj Base Cost	= 116.62	Lot Value	+	121,649			
Total Area	x 2,038	Indicated Value	=	265,592			
Adjusted Cost	= 237,672	Value Per SqFt		130.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,943		
Lot Value	121,649		
Indicated Value	265,592	130.32	Per SqFt
Agland Value			
Site Improvements	1,348		
Total Value	266,940	130.98	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	46097	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	46098	17x8		136	10.54		1,433



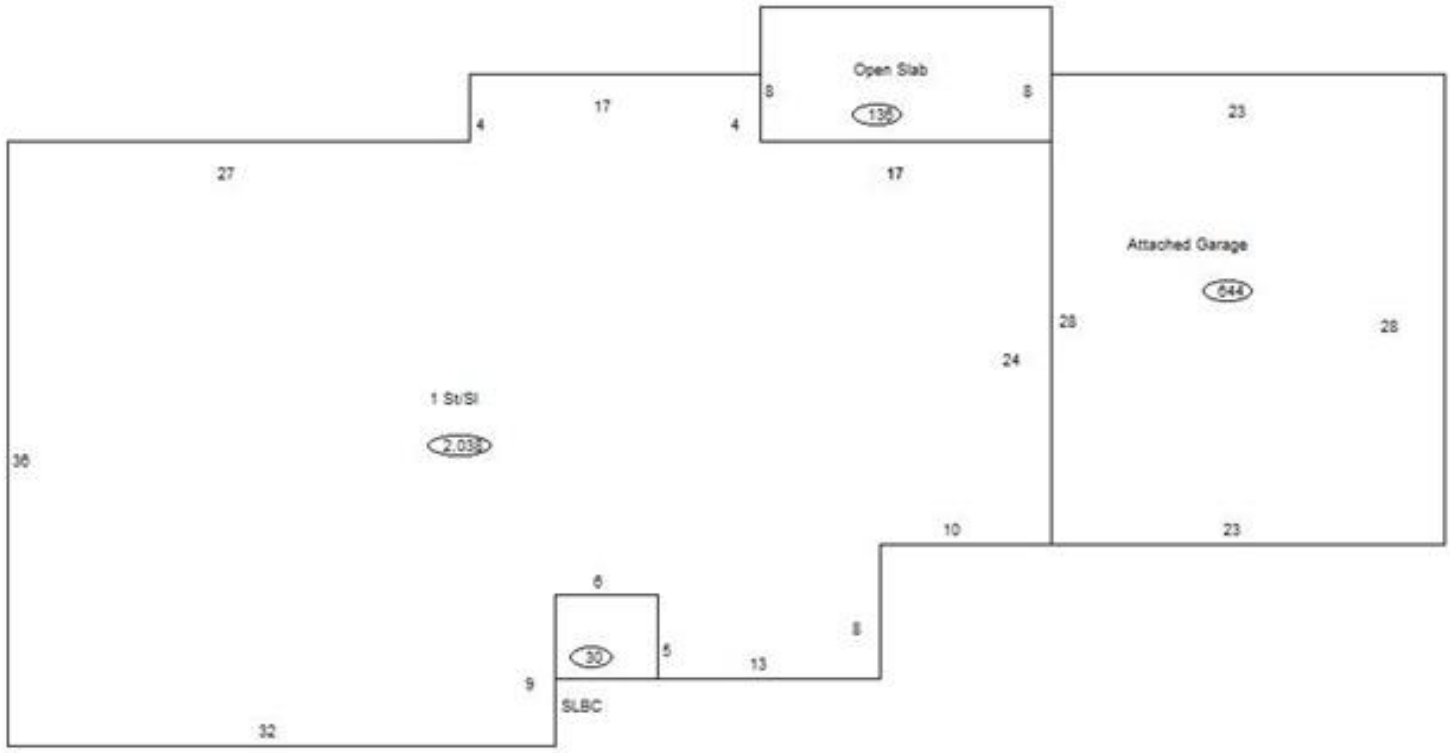
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Sketch Image

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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	2,038	1.000	2,038
2	G	1		10	Attached Garage	644	1.000	644
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	136	1.000	136
Total Building Area						2,038		2,038



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	16x24x0			384
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (7.02 x 384)		2,696		2,696	1,348	1,348