



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:36:19
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Assessment Data					Primary Image																																																																																																																				
Account 660019139 Parcel ID 000000-00-0-00912-001-0002 Cadastral ID 22-21-14-02070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327061 STEED, JAMES A REVOCABLE TRUST & ADELAIDE E STEED REVOCABLE TRUST 14925 E 94TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14925 94TH ST Subdivision WHISPERING PINES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29229263 -95.80461770																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0476	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,633.00 x 1.27 = 57,872	
Factor Value		
Adjustments	1.0000	
Lot Value	57,872	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,058 / 3,362
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,058
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1980 / 23



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	384,834	114.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	468,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.09	Total Misc Impr	+	11,763			
Roofing Adj	+ 2.86	Garage Cost	+	16,086			
Subfloor Adj	+ -1.34	Total RCN	=	387,785			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	108,580			
Plumbing Adj	+ 5.81	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	279,205			
Adj Base Cost	= 107.06	Lot Value	+	57,872			
Total Area	x 3,362	Indicated Value	=	337,077			
Adjusted Cost	= 359,936	Value Per SqFt		100.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,205		
Lot Value	57,872		
Indicated Value	337,077	100.26	Per SqFt
Agland Value			
Site Improvements	65,389		
Total Value	402,466	119.71	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	46244		7x5	35	26.82		939
PRCH	SLAB PORCH - COVERED	46245		198	198	26.31		5,209



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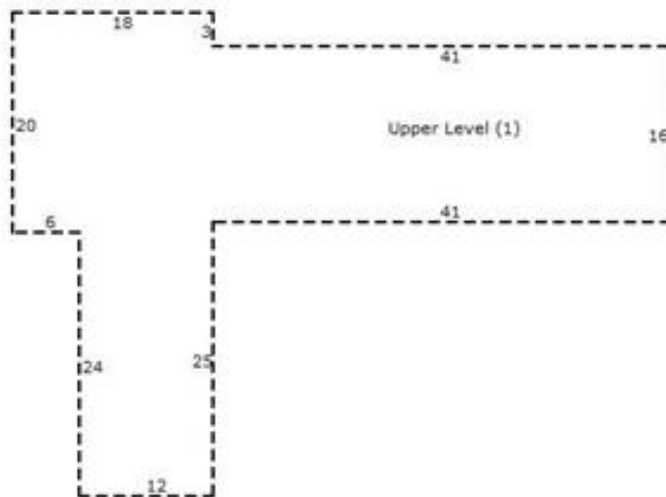
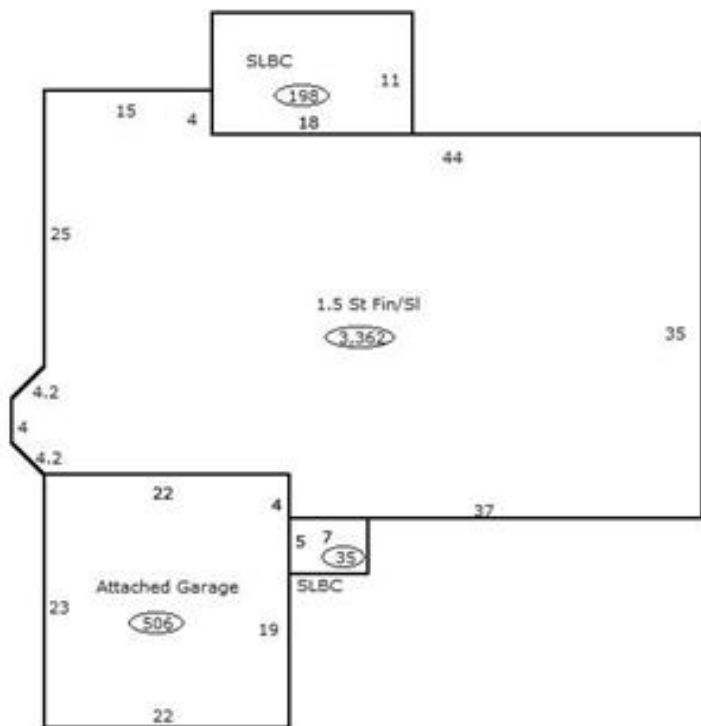
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Sketch Image

660019139



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,058	1.634	3,362
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	198	1.000	198
5	U	^UL		13	Upper Level (1)	1,304	1.000	1,304
Total Building Area						2,058		3,362



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	6,300	23,700
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
		Base Cost (33.14 x 1,200)	39,768		39,768	3,579	36,189
	LNT0	LEAN TO - ATTACHED	50x10x0			500	
	Qual	3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
		Base Cost (8.97 x 500)	4,485		4,485	1,390	3,095
	LNT0	LEAN TO - ATTACHED	12x10x0			120	
	Qual	3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
		Base Cost (9.50 x 120)	1,140		1,140	353	787
	STA	STG AVG	16x18x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (7.02 x 288)	2,022		2,022	404	1,618