




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:59:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019144 Parcel ID 000000-00-0-00912-001-0007 Cadastral ID 22-21-14-02120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339634 DANIELS, DERIK & BRITTNI & ROBIN & BRADLEY WOOD 14811 E 94TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14811 94TH ST Subdivision WHISPERING PINES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660019144_001.JPG 3/19/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.29264426 -95.80780047 LOT 7 BLOCK 1 WHISPERING PINES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.5441	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	67,263.00 x 1.05 = 70,850	
Factor Value		
Adjustments	1.6539	
Lot Value	117,182	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	63% 1 1/2 Story Finished 37% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,916 / 3,910
Style	63% 1 1/2 Story Finished - 37% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,916
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1977 / 19

Cost Approach		Manual : 01/2025	
Base Cost	90.17	Total Misc Impr	+ 26,023
Roofing Adj	+ 3.28	Garage Cost	+ 17,606
Subfloor Adj	+ -1.54	Total RCN	= 471,930
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 103,825
Plumbing Adj	+ 4.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 368,105
Adj Base Cost	= 109.54	Lot Value	+ 117,182
Total Area	x 3,910	Indicated Value	= 485,287
Adjusted Cost	= 428,301	Value Per SqFt	124.11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	396,992	101.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	352,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	368,105		
Lot Value	117,182		
Indicated Value	485,287	124.11	Per SqFt
Agland Value			
Site Improvements	47,694		
Total Value	532,981	136.31	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	46270	15x4		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	46271	449		449	25.52		11,458
PRCH	Porch	169707	282		282	26.05		7,346



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x60x12	Concrete	Formed Metal	1,440
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (29.95 x 1,440) 43,128		Modifier Total	RCN 43,128	Depr (1% Phys/ % Func) 431	RCNLD 42,697
	PRCH	Porch	10x20x8	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (26.30 x 200) 5,260		Modifier Total	RCN 5,260	Depr (5% Phys/ % Func) 263	RCNLD 4,997