



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 660019145 Parcel ID 000000-00-0-00912-001-0008 Cadastral ID 22-21-14-02130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 284901 HOUCK, STEVEN D & LORRAINE J 14803 E 94TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14803 94TH ST Subdivision WHISPERING PINES Lot/Block 0008 / 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 Lat/Long: 36.29238707 -95.80850232 LOT 8 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	2.1572	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,969.00 x .91 = 85,093	
Factor Value		
Adjustments	1.0000	
Lot Value	85,093	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,578 / 2,458
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,578
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	272,434 110.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	327,730 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.82	Total Misc Impr	+ 28,365
Roofing Adj	+ 3.16	Garage Cost	+ 17,775
Subfloor Adj	+ -1.48	Total RCN	= 326,549
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 146,947
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,602
Adj Base Cost	= 114.08	Lot Value	+ 85,093
Total Area	x 2,458	Indicated Value	= 264,695
Adjusted Cost	= 280,409	Value Per SqFt	107.69

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	179,602
Lot Value	85,093
Indicated Value	264,695 107.69 Per SqFt
Agland Value	
Site Improvements	17,000
Total Value	281,695 114.60 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	46277		238	238	26.18		6,231
EPSW	ENCLOSED PORCH - SOLID WALL	46279	20x12		240	68.83		16,519



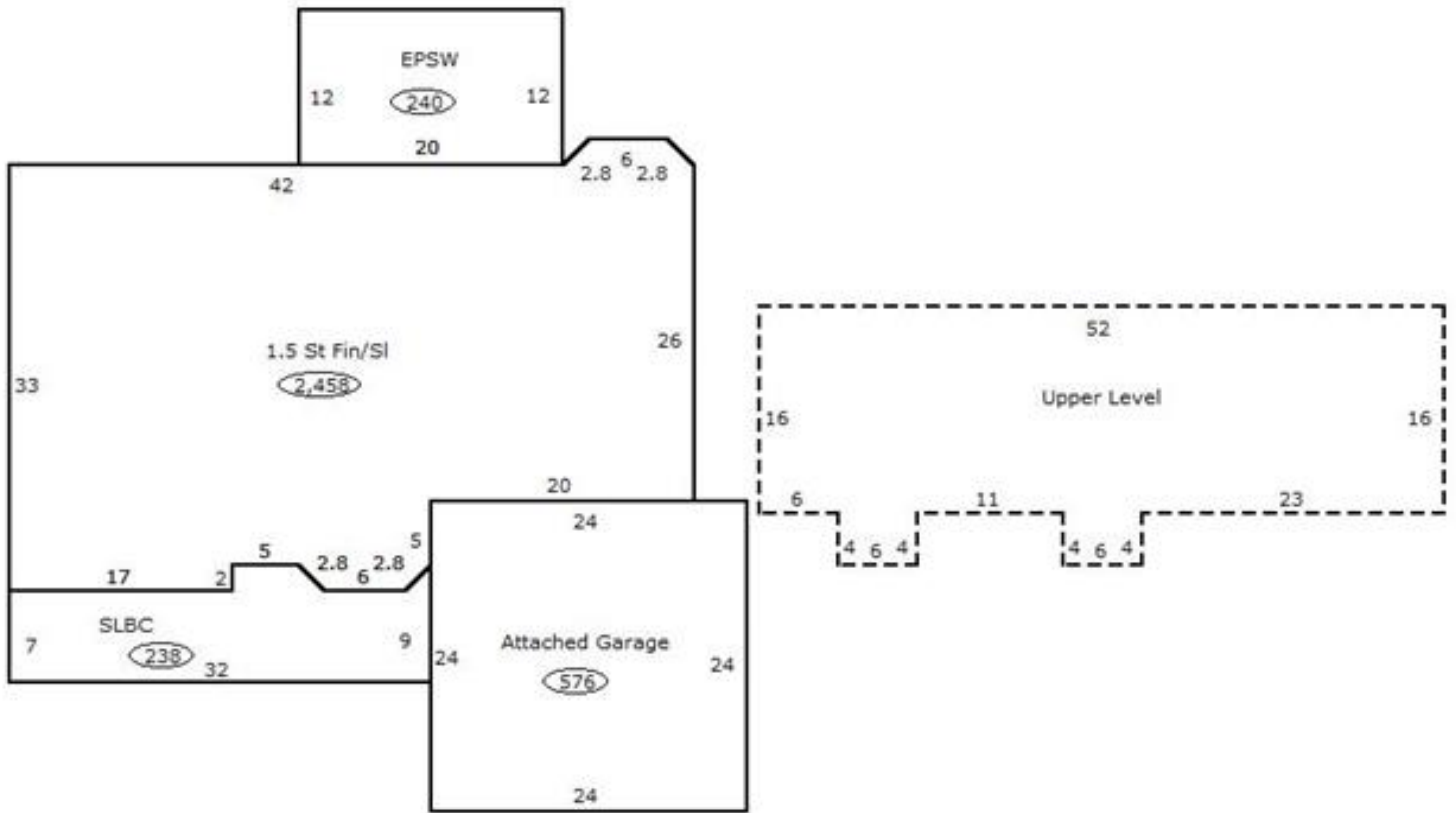
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,578	1.558	2,458
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	238	1.000	238
4	U	^UL	Overhang	13	Upper Level	880	1.000	880
5	M	EPSW		13	EPSW	240	1.000	240
Total Building Area						1,578		2,458



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year 2000	Eff Age	20	
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)
Base Cost (16.00 x 576)		9,216		9,216	4,516	4,700
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2000	Eff Age	16	
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)
Base Cost (30,000.00 x 1)		30,000		30,000	17,700	12,300
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (2,950.00 x 1)		2,950		2,950	2,950	