



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 660019146 Parcel ID 000000-00-0-00912-001-0009 Cadastral ID 22-21-14-02140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334493 WELLS, SHERI LYNN & DEBORAH JO SHIELDS-WELLS 14804 E 94TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14804 94TH ST Subdivision WHISPERING PINES Lot/Block 0009 / 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: 36.29131061 -95.80831063																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	3.2815		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	142,942.00 x .71 = 101,743		
Factor Value			
Adjustments	1.3429		
Lot Value	136,634		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,880 / 1,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,880
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	213,800 113.72 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	263,170 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	159,676
Lot Value	136,634
Indicated Value	296,310 157.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	296,310 157.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.91	Total Misc Impr	+ 18,636
Roofing Adj	+ 4.76	Garage Cost	+ 17,775
Subfloor Adj	+ -2.26	Total RCN	= 285,135
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 125,459
Plumbing Adj	+ 8.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,676
Adj Base Cost	= 132.30	Lot Value	+ 136,634
Total Area	x 1,880	Indicated Value	= 296,310
Adjusted Cost	= 248,724	Value Per SqFt	157.61

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
CPDT	CARPORT - DETACHED	46282	24x20		480	11.36		5,453
PRCH	SLAB PORCH - COVERED	46283	20x12		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	46284	48		48	26.78		1,285



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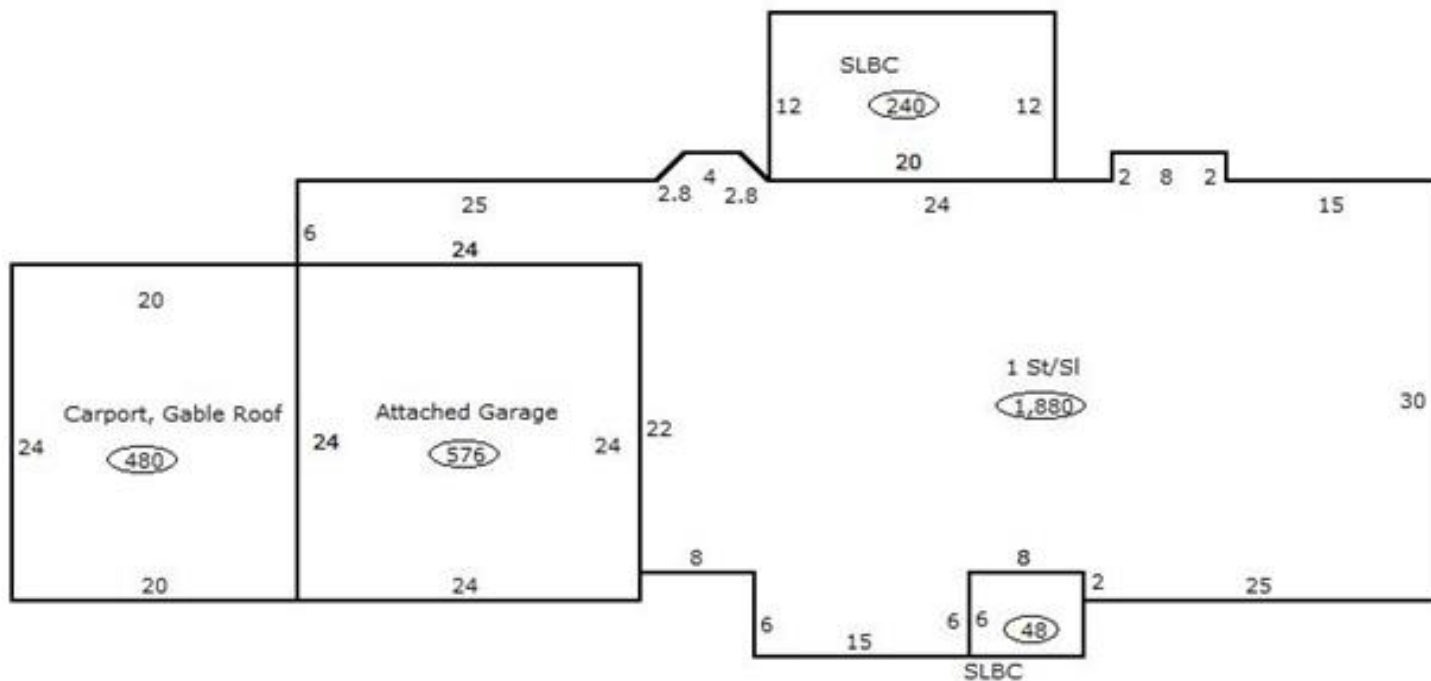
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,880	1.000	1,880
2	G	1		13	Attached Garage	576	1.000	576
3	G	3		13	Carport, Gable Roof	480	1.000	480
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,880		1,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	80x10x0			800
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 800)		3,744		3,744	3,744
	STF	STG FAIR	10x10x0			100
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 100)		468		468	468