



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 21:34:30  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019150 <b>Parcel ID</b> 000000-00-0-00912-001-0013 <b>Cadastral ID</b> 22-21-14-02180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 123054 KRISTJANSSON, ANNE K  14921 E 93RD ST N OWASSO OK 74055-5088  <b>Parcel Location</b> <b>Situs</b> 14921 E 93RD ST N <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0013 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29052007 -95.80766342																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0937	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	47,644.00 x 1.24 = 59,078	
Factor Value		
Adjustments	1.0000	
Lot Value	59,078	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,604 / 1,924
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,604
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	212,749	110.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	262,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.72	Total Misc Impr	+	13,627			
Roofing Adj	+ 3.82	Garage Cost	+	16,627			
Subfloor Adj	+ -1.82	Total RCN	=	258,248			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	113,629			
Plumbing Adj	+ 10.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,619			
Adj Base Cost	= 118.50	Lot Value	+	59,078			
Total Area	x 1,924	Indicated Value	=	203,697			
Adjusted Cost	= 227,994	Value Per SqFt		105.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,619		
Lot Value	59,078		
Indicated Value	203,697	105.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,697	105.87	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	46299	20x11		220	26.24		5,773
PRCH	SLAB PORCH - COVERED	46300	21x4		84	26.66		2,239



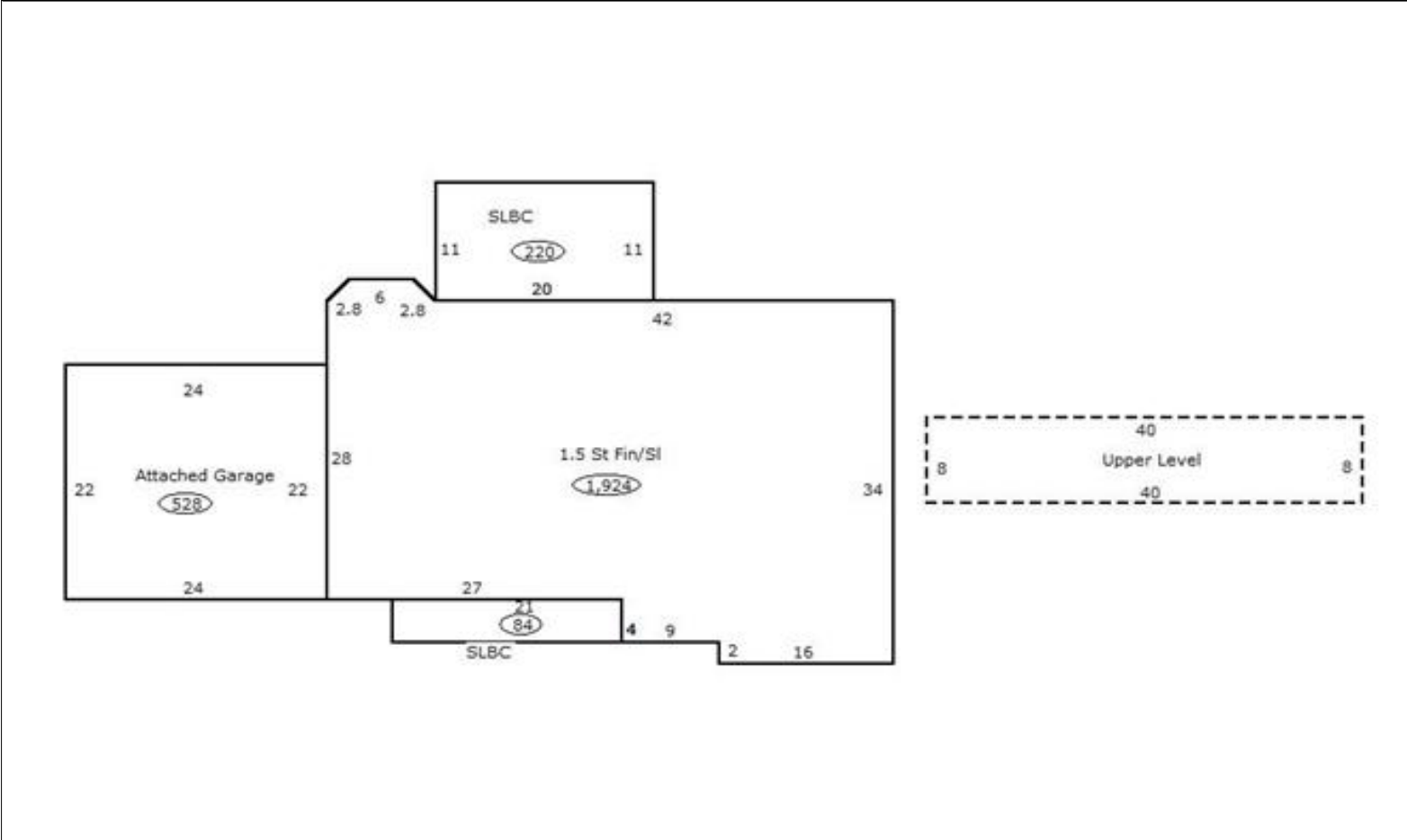
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Sketch Image

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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	1,604	1.200	1,924
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	84	1.000	84
5	U	^UL	Overhang	13	Upper Level	320	1.000	320
<b>Total Building Area</b>						1,604		1,924



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 120)		562		562		562