



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 21:34:48
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Assessment Data					Primary Image																																																																																																																				
Account 660019161 Parcel ID 000000-00-0-00912-002-0006 Cadastral ID 22-21-14-02290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 123274 SCHNEIDER, LEON K TRUST 14938 E 93RD ST N OWASSO OK 74055-5008 Parcel Location Situs 14938 E 93RD ST N Subdivision WHISPERING PINES Lot/Block 0006 / 0002 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: 36.29028155 -95.80640015																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.976	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,512.00 x 1.30 = 55,266	
Factor Value		
Adjustments	1.0000	
Lot Value	55,266	

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	1,625 / 2,493
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,625
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	575 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	270,694	108.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	318,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.54	Total Misc Impr	+	13,016			
Roofing Adj	+ 3.19	Garage Cost	+	17,756			
Subfloor Adj	+ -1.50	Total RCN	=	321,705			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	141,550			
Plumbing Adj	+ 7.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	180,155			
Adj Base Cost	= 116.70	Lot Value	+	55,266			
Total Area	x 2,493	Indicated Value	=	235,421			
Adjusted Cost	= 290,933	Value Per SqFt		94.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,155		
Lot Value	55,266		
Indicated Value	235,421	94.43	Per SqFt
Agland Value			
Site Improvements	11,857		
Total Value	247,278	99.19	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	46349	19x3		57	26.75		1,525
PRCH	SLAB PORCH - COVERED	46350	224		224	26.23		5,876



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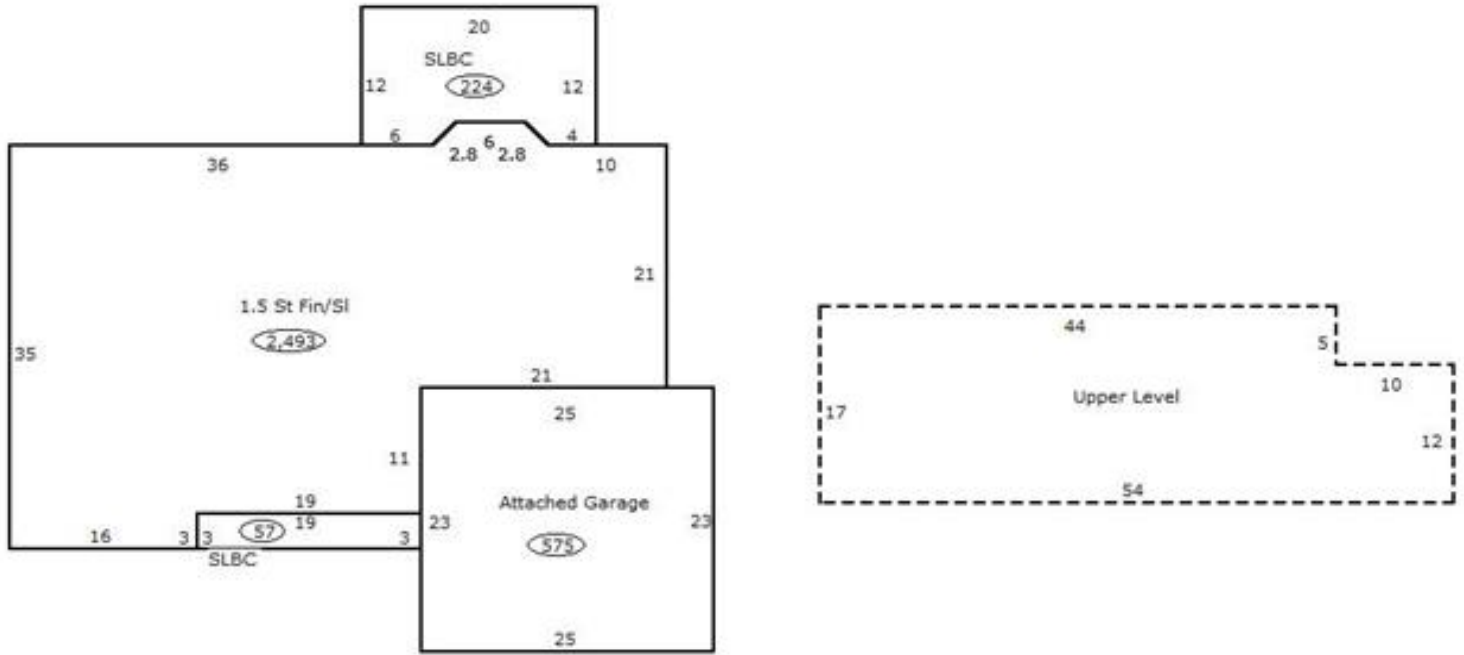
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,625	1.534	2,493
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	57	1.000	57
4	M	PRCH		13	SLBC	224	1.000	224
5	U	^UL	Overhang	13	Upper Level	868	1.000	868
Total Building Area						1,625		2,493



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 288)	1,348		1,348	741	607
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	13,750	11,250
	STF	STG FAIR	8x10x0			80	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 80)	374		374	374	