



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660019165 <b>Parcel ID</b> 000000-00-0-00912-002-0010 <b>Cadastral ID</b> 22-21-14-02330 <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> 282121 THOMAS, JAMES E & CYNTHIA R  14936 E 92ND ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14936 E 92ND ST N <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 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: 36.29005773 -95.80535873																																							
<b>Building Permits</b>					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2011 08 3</td> <td>R12-NEW 1200 40x30 DETACH</td> <td>08/2011</td> <td>09/2011</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 08 3	R12-NEW 1200 40x30 DETACH	08/2011	09/2011	20,000																				
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<b>Parcel Valuation</b>																																							
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>																														
<b>Remove Cap</b>	2004	<b>Land Value</b>	57,240	57,240	11%	6,296	<b>Assessed</b>	31,077	3,044.30																														
<b>Year Frozen</b>	0	<b>Improvements</b>	225,282	225,282		24,781	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	282,522	282,522		31,077	<b>Total Taxable</b>	31,077	3,044.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660019165	THOMAS, JAMES E &			3	274,267	0	30,169	2,955.00																														
2024	2024-660019165	THOMAS, JAMES E &			3	303,687	0	31,323	3,009.00																														
2023	2023-660019165	THOMAS, JAMES E &			3	281,823	0	29,833	2,796.00																														
2022	2022-660019165	THOMAS, JAMES E &			3	258,289	0	28,412	2,784.00																														
2021	2021-660019165	THOMAS, JAMES E &			3	255,840	0	28,142	2,722.00																														
2020	2020-660019165	THOMAS, JAMES E &			3	251,594	0	27,675	2,673.00																														
2019	2019-660019165	THOMAS, JAMES E &			3	243,234	0	26,756	2,587.00																														
2018	2018-660019165	THOMAS, JAMES E &			3	257,554	0	28,331	2,637.00																														
2017	2017-660019165	THOMAS, JAMES E &			3	254,362	0	27,980	2,632.00																														
2016	2016-660019165	THOMAS, JAMES E &			3	248,868	0	27,375	2,577.00																														
2015	2015-660019165	THOMAS, JAMES E			3	241,375	0	26,551	2,518.00																														
2014	2014-660019165	THOMAS, JAMES E			3	247,167	0	26,816	2,567.00																														
2013	2013-660019165	THOMAS, JAMES E			3	235,095	0	25,539	2,392.00																														



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0234	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,580.00 x 1.28 = 57,240	
Factor Value		
Adjustments	1.0000	
Lot Value	57,240	

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	1,632 / 2,480
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1977 / 35

Cost Approach		Manual : 01/2025	
Base Cost	94.65	Total Misc Impr	+ 14,770
Roofing Adj	+ 3.22	Garage Cost	+ 17,211
Subfloor Adj	+ -1.52	Total RCN	= 321,794
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 138,371
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 183,423
Adj Base Cost	= 116.86	Lot Value	+ 57,240
Total Area	x 2,480	Indicated Value	= 240,663
Adjusted Cost	= 289,813	Value Per SqFt	97.04



\\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	
Adusted R	0.8445		
Indicated Value	297,683	120.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	335,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,423		
Lot Value	57,240		
Indicated Value	240,663	97.04	Per SqFt
Agland Value			
Site Improvements	41,859		
Total Value	282,522	113.92	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	46369	27x4		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	46370	20x12		240	26.18		6,283



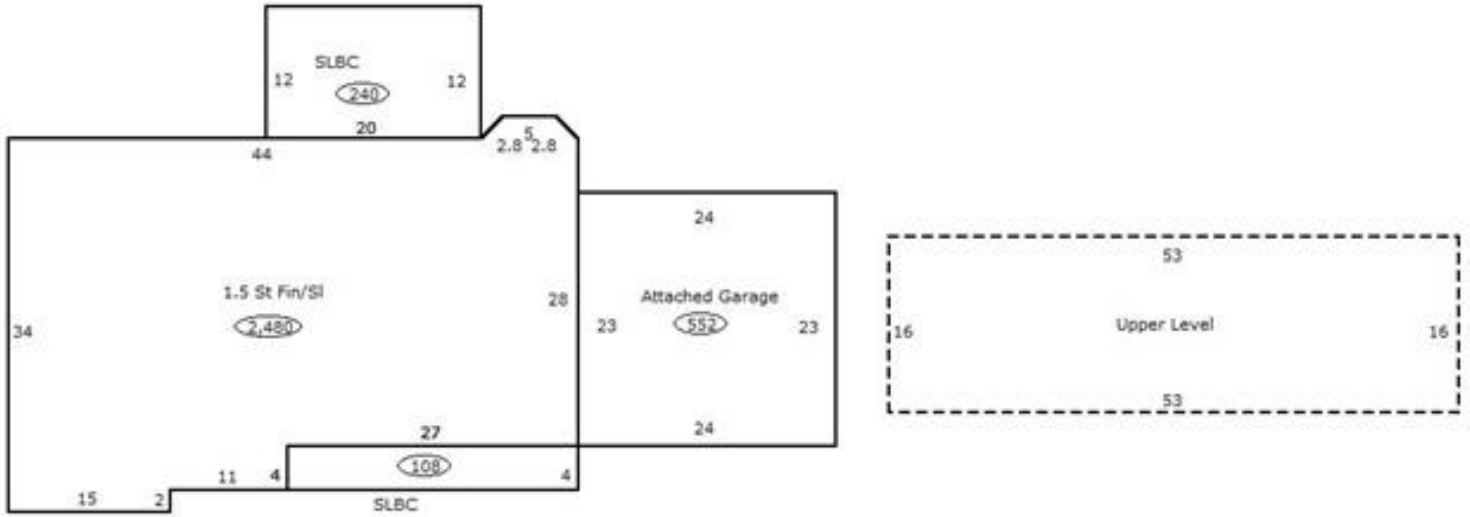
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Sketch Image

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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	1,632	1.520	2,480
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL	Overhang	13	Upper Level	848	1.000	848
<b>Total Building Area</b>						1,632		2,480



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			400	
	Qual	3	Cond 3	Year 2011	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 400)	1,168		1,168	234	934
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.48 x 1,200)	37,776		37,776	8,311	29,465
	GRDT	GARAGE - DETACHED	0x0x0			625	
	Qual	3	Cond 3	Year 2006	Eff Age 15		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.78 x 625)	17,363		17,363	5,903	11,460