



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:41:10  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019179 <b>Parcel ID</b> 000000-00-0-00915-001-0007 <b>Cadastral ID</b> 22-21-14-02470 <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> 338964 DICKSON, RHONDA & ALLYSON NICOLE DICKSON  14573 E 91ST ST OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14573 E 91ST ST N <b>Subdivision</b> WHISPERING PINES 2 <b>Lot/Block</b> 0007 / 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> Lat/Long: 36.28690998 -95.80893507 LOT 7 LESS TR BEG NW/C THEREOF S 15.25', S 71-13-12 E 285.47' TO PT ON CRV NLY ON CRV TO RT (RAD 430.82) 15' TO NE/C LOT 7 N 71 13-12 W 286.3' TO POB WHISPERING PINES 2																																																																																																																									
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Time 22:41:10  
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1659	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	50,787.00 x 1.20 = 60,964	
Factor Value		
Adjustments	1.0000	
Lot Value	60,964	

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	1,704 / 1,704
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,704
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\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	246,666	144.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	243,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.20	Total Misc Impr	+	14,177			
Roofing Adj	+ 4.86	Garage Cost	+	16,627			
Subfloor Adj	+ -2.31	Total RCN	=	261,696			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	112,529			
Plumbing Adj	+ 9.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,167			
Adj Base Cost	= 135.50	Lot Value	+	60,964			
Total Area	x 1,704	Indicated Value	=	210,131			
Adjusted Cost	= 230,892	Value Per SqFt		123.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,167		
Lot Value	60,964		
Indicated Value	210,131	123.32	Per SqFt
Agland Value			
Site Improvements	47,309		
Total Value	257,440	151.08	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	46437	32x5		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	46438	164		164	26.42		4,333



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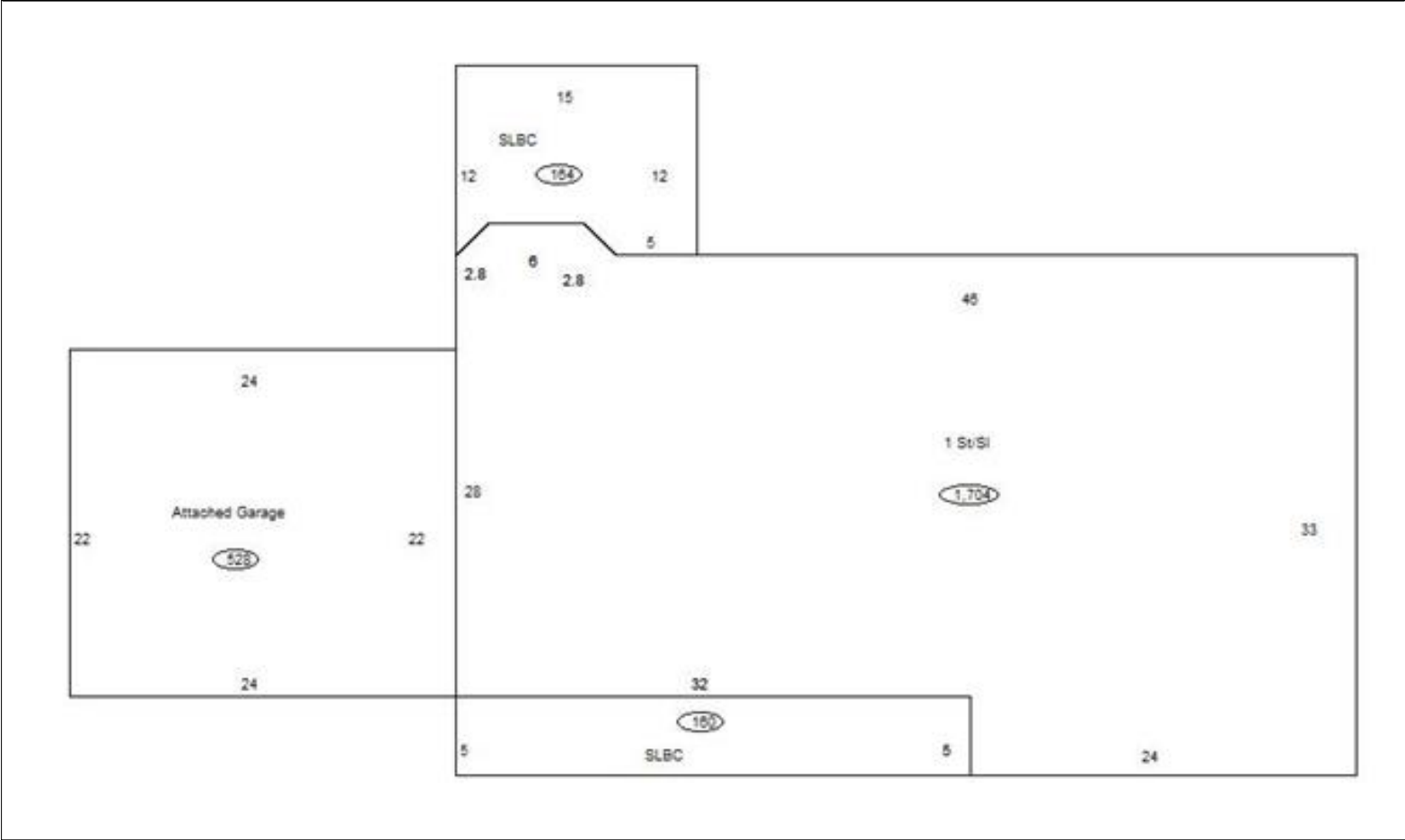
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 Time 22:41:11  
 Page 3

Sketch Image

660019179



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,704	1.000	1,704
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	160	1.000	160
4	M	PRCH		10	SLBC	164	1.000	164
<b>Total Building Area</b>						<b>1,704</b>		<b>1,704</b>



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 Page 4

660019179

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
Base Cost (30.06 x 1,500)		45,090		45,090	1,353	43,737
	PRCH	Slab Porch - Covered	5x30x10	Concrete	Formed Metal	150
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
Base Cost (26.46 x 150)		3,969		3,969	397	3,572
	STF	STG FAIR	12x12x0			144
	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>	
Base Cost (4.68 x 144)		674		674	674	