



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 660019185 Parcel ID 000000-00-0-00915-002-0006 Cadastral ID 22-21-14-02530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 124104 EASTIN, JIMMY LEE TRUST 14856 E 92ND ST N OWASSO OK 74055-0000 Parcel Location Situs 14856 E 92ND ST N Subdivision WHISPERING PINES 2 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 Lat/Long: 36.28792837 -95.80684757																																																																																																																									
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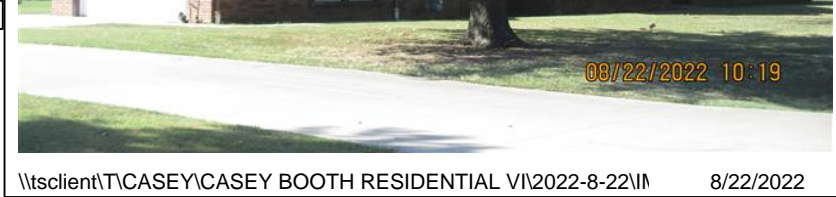
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0819	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,129.00 x 1.25 = 58,769	
Factor Value		
Adjustments	1.0000	
Lot Value	58,769	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,955 / 1,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,955
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 67



\\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	252,249	129.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	309,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.35	Total Misc Impr	+	13,838			
Roofing Adj	+ 4.28	Garage Cost	+	15,232			
Subfloor Adj	+ -1.11	Total RCN	=	269,926			
Heat/Cool Adj	+ 11.47	Depreciation (70%)	-	188,948			
Plumbing Adj	+ 7.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	80,978			
Adj Base Cost	= 123.20	Lot Value	+	58,769			
Total Area	x 1,955	Indicated Value	=	139,747			
Adjusted Cost	= 240,856	Value Per SqFt		71.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,978		
Lot Value	58,769		
Indicated Value	139,747	71.48	Per SqFt
Agland Value			
Site Improvements	56,347		
Total Value	196,094	100.30	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46463	9x3		27	24.18		653
PRCH	SLAB PORCH - COVERED	46464	292		292	23.28		6,798
PATO	SLAB PORCH - OPEN	46465	11x11		121	10.67		1,291



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual 4	Cond 3	Year 2011	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (30.10 x 2,400)	72,240	72,240	15,893	56,347