



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	660019212								
Parcel ID	000000-00-0-00915-004-0007								
Cadastral ID	22-21-14-02800								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	124654								
LAGEOSE, FRANK M									
14834 E 91ST ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14834 E 91ST ST N								
Subdivision	WHISPERING PINES 2								
Lot/Block	0007 / 0004	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: 36.28615332 -95.80684666									
Building Permits									
LOT 7 BLOCK 4 WHISPERING PINES 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	57,535	54,924	11%	6,042	Assessed	26,372	2,583.40
Year Frozen	0	Improvements	188,914	184,813		20,330	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	246,449	239,737		26,372	Total Taxable	25,372	2,485.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019212	LAGEOSE, FRANK M			3	236,966	1000	24,603	2,410.00
2024	2024-660019212	LAGEOSE, FRANK M			3	265,088	1000	23,857	2,292.00
2023	2023-660019212	LAGEOSE, FRANK M			3	236,986	1000	23,133	2,168.00
2022	2022-660019212	LAGEOSE, FRANK M			3	213,005	1000	22,431	2,198.00
2021	2021-660019212	LAGEOSE, FRANK M			3	213,672	1000	22,504	2,177.00
2020	2020-660019212	LAGEOSE, FRANK M			3	210,565	1000	22,009	2,126.00
2019	2019-660019212	LAGEOSE, FRANK M			3	203,083	1000	21,339	2,063.00
2018	2018-660019212	LAGEOSE, FRANK M			3	209,035	1000	21,906	2,039.00
2017	2017-660019212	LAGEOSE, FRANK M			3	207,451	1000	21,239	1,998.00
2016	2016-660019212	LAGEOSE, FRANK M			3	202,711	1000	20,591	1,939.00
2015	2015-660019212	LAGEOSE, FRANK M			3	196,942	1000	19,962	1,893.00
2014	2014-660019212	LAGEOSE, FRANK M			3	195,231	1000	19,352	1,852.00
2013	2013-660019212	LAGEOSE, FRANK M			3	187,629	1000	18,759	1,757.00



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0347 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,072.00 x 1.28 = 57,535 Factor Value Adjustments 1.0000 Lot Value 57,535		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,010 / 2,010
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,010
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	257,007	127.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	303,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.30	Total Misc Impr	+ 15,586				
Roofing Adj	+ 4.37	Garage Cost	+ 21,449				
Subfloor Adj	+ -2.07	Total RCN	= 298,255				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 128,250				
Plumbing Adj	+ 9.72	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 170,005				
Adj Base Cost	= 129.96	Lot Value	+ 57,535				
Total Area	x 2,010	Indicated Value	= 227,540				
Adjusted Cost	= 261,220	Value Per SqFt	113.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,005		
Lot Value	57,535		
Indicated Value	227,540	113.20	Per SqFt
Agland Value			
Site Improvements	18,909		
Total Value	246,449	122.61	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	46580	30x5		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	46581	229		229	26.21		6,002



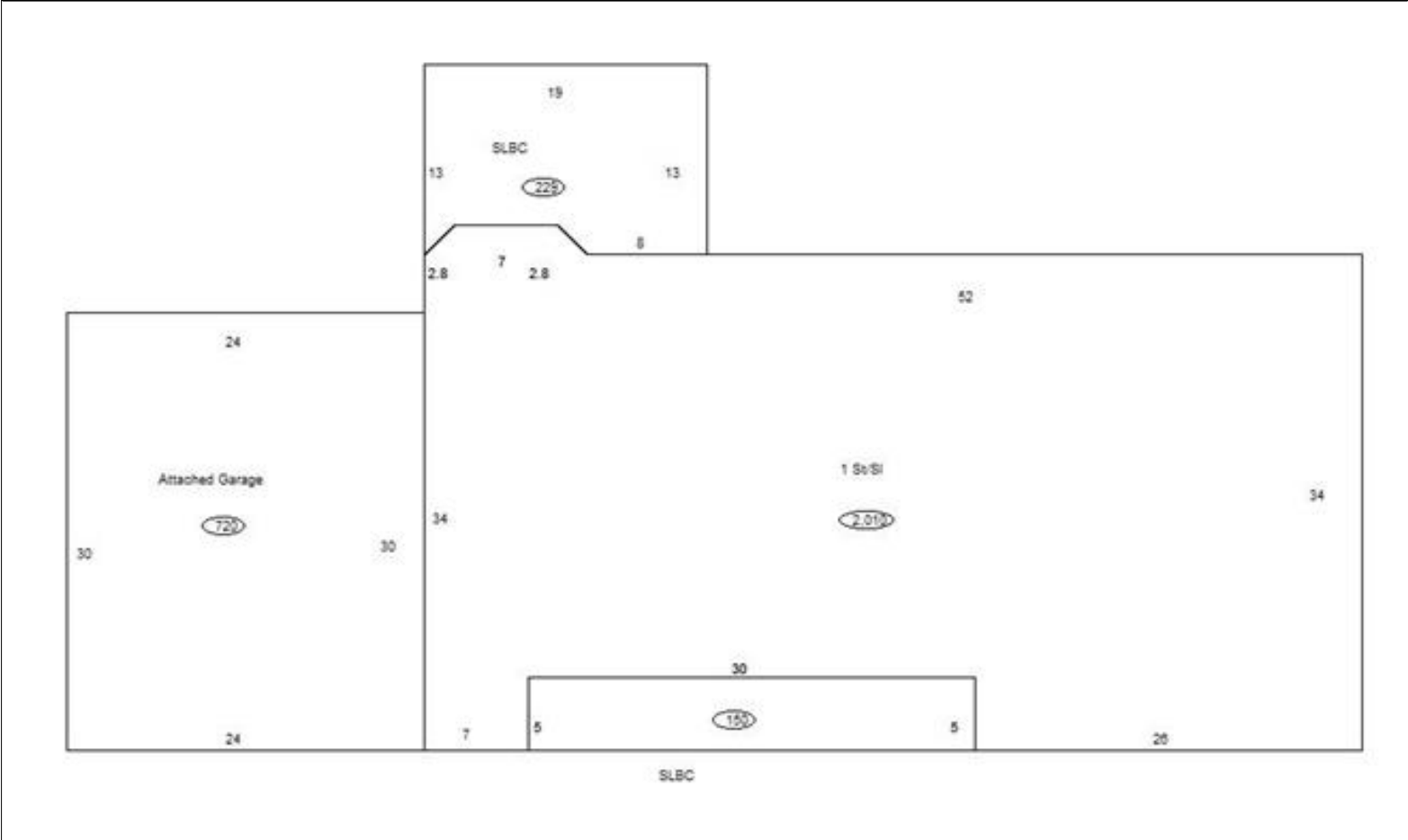
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,010	1.000	2,010
2	G	1		10	Attached Garage	720	1.000	720
3	M	PRCH		10	SLBC	150	1.000	150
4	M	PRCH		10	SLBC	229	1.000	229
Total Building Area						2,010		2,010



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (28.97 x 1,200)		34,764	34,764	17,034	17,730
	STF	STG FAIR	14x24x0			336
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 336)		1,572	1,572	393	1,179
	STF	STG FAIR	12x10x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	562	