



# 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> 660019228 <b>Parcel ID</b> 000000-00-0-00918-002-0002 <b>Cadastral ID</b> 22-21-14-02970 <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> 124934 CHISUM, JAMES EDWARD & DEBORAH JOAN-TRUSTEES  14710 E 93RD ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14710 E 93RD ST N <b>Subdivision</b> WHISPERING PINES 3 <b>Lot/Block</b> 0002 / 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: 36.28931362 -95.80782676																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0124 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,100.00 x 1.29 = 56,952 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,952		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Stone 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,218 / 2,218
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,218
<b>Fixture/RghIn</b>	17 /
<b>Bed/F/H Bath</b>	4 / 4.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	250,124	112.77	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	300,670 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.46	<b>Total Misc Impr</b>	+ 15,876				
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+ 15,422				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 310,988				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 133,725				
<b>Plumbing Adj</b>	+ 10.61	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 177,263				
<b>Adj Base Cost</b>	= 126.10	<b>Lot Value</b>	+ 56,952				
<b>Total Area</b>	x 2,218	<b>Indicated Value</b>	= 234,215				
<b>Adjusted Cost</b>	= 279,690	<b>Value Per SqFt</b>	105.60				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	177,263		
<b>Lot Value</b>	56,952		
<b>Indicated Value</b>	234,215	105.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,162		
<b>Total Value</b>	252,377	113.79	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	46648		104	104	26.60		2,766
PRCH	SLAB PORCH - COVERED	46649	18x8		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	46650	42		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	46651	96		96	26.63		2,556



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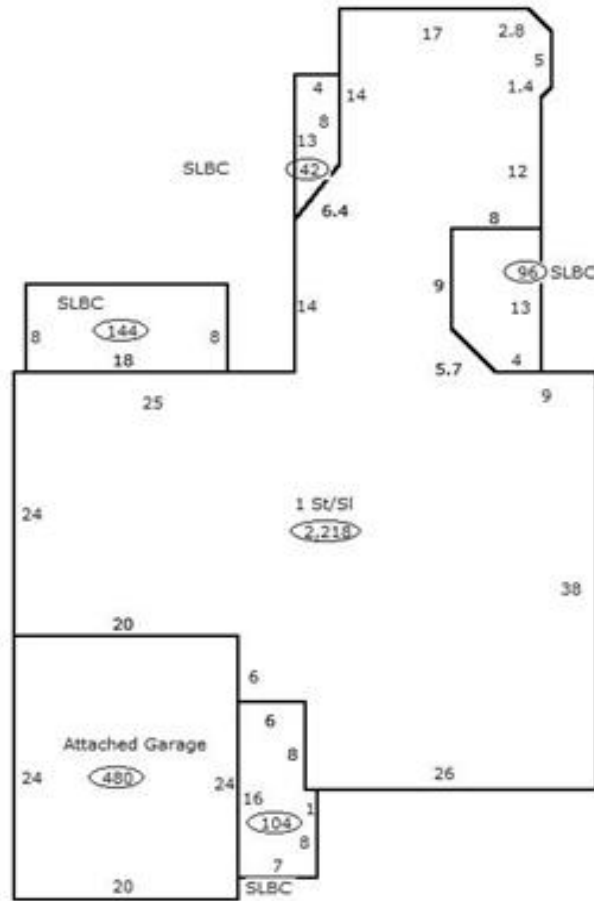
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,218	1.000	2,218
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PRCH		13	SLBC	42	1.000	42
6	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						2,218		2,218



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 576)		9,216		9,216	2,304	6,912
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	13,750	11,250
	CPDT	CARPORT - DETACHED	20x24x0			480	
	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>	<b>RCNLD</b>
	Base Cost (9.22 x 480)		4,426		4,426	4,426	