



# 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	660019231													
Parcel ID	000000-00-0-00918-002-0005													
Cadastral ID	22-21-14-03000													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	302955													
HOFFMAN, EVA L														
14552 E 93RD ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	14552 E 93RD ST N													
Subdivision	WHISPERING PINES 3													
Lot/Block	0005 / 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: 36.28833597 -95.80913672														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 5 BLOCK 2 WHISPERING PINES 3														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2107/389	FLAUGH, MICHAEL A &-PHYLLIS	05/28/2010	200,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax					
Remove Cap	2011	Land Value	63,361	63,361	11%	6,970	Assessed	32,022	3,136.88					
Year Frozen	0	Improvements	228,050	227,742		25,052	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	291,411	291,103		32,022	Total Taxable	32,022	3,137.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019231	HOFFMAN, EVA L			3	277,241	0	30,497	2,987.00					
2024	2024-660019231	HOFFMAN, EVA L			3	308,792	0	30,830	2,962.00					
2023	2023-660019231	HOFFMAN, EVA L			3	290,286	0	29,362	2,752.00					
2022	2022-660019231	HOFFMAN, EVA L			3	254,219	0	27,964	2,740.00					
2021	2021-660019231	HOFFMAN, EVA L			3	244,660	0	26,913	2,604.00					
2020	2020-660019231	HOFFMAN, EVA L			3	242,825	0	26,643	2,574.00					
2019	2019-660019231	HOFFMAN, EVA L			3	230,678	0	25,375	2,453.00					
2018	2018-660019231	HOFFMAN, EVA L			3	241,476	0	26,562	2,472.00					
2017	2017-660019231	HOFFMAN, EVA L			3	238,605	0	26,247	2,469.00					
2016	2016-660019231	HOFFMAN, EVA L			3	233,303	0	25,663	2,416.00					
2015	2015-660019231	HOFFMAN, EVA L			3	226,460	0	24,911	2,362.00					
2014	2014-660019231	HOFFMAN, EVA L			3	210,666	0	23,041	2,205.00					
2013	2013-660019231	HOFFMAN, EVA L			3	199,489	0	21,944	2,056.00					



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2576	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,781.00 x 1.16 = 63,361	
Factor Value		
Adjustments	1.0000	
Lot Value	63,361	

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	2,337 / 2,337
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,337
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach		Manual : 01/2025	
Base Cost	104,28	Total Misc Impr	+ 13,522
Roofing Adj	+ 4.55	Garage Cost	+ 15,527
Subfloor Adj	+ -2.19	Total RCN	= 323,324
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	- 132,563
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 190,761
Adj Base Cost	= 125.92	Lot Value	+ 63,361
Total Area	x 2,337	Indicated Value	= 254,122
Adjusted Cost	= 294,275	Value Per SqFt	108.74



\\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	281,233	120.34	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	317,020 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,761		
Lot Value	63,361		
Indicated Value	254,122	108.74	Per SqFt
Agland Value			
Site Improvements	37,289		
Total Value	291,411	124.69	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	46663	16x5		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	46664	22x10		220	26.24		5,773



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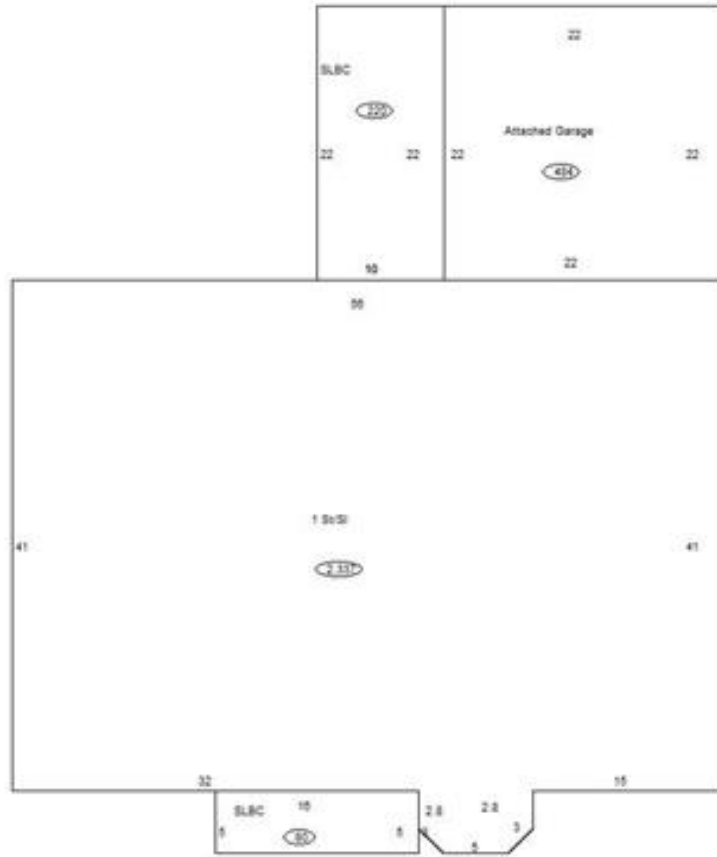
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,337	1.000	2,337
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PRCH		10	SLBC	220	1.000	220
<b>Total Building Area</b>						<b>2,337</b>		<b>2,337</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	3	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.16 x 1,200)		36,192		36,192	6,153	30,039
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 1993	Eff Age 25		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	17,750	7,250