



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:36:17
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Assessment Data					Primary Image																																																																																																																				
Account 660019234 Parcel ID 000000-00-0-00918-002-0008 Cadastral ID 22-21-14-03030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310074 DUPLESSIS, CORNELIUS J & BRENDA A 14528 E 93RD ST N OWASSO OK 74055-0000 Parcel Location Situs 14528 E 93RD ST N Subdivision WHISPERING PINES 3 Lot/Block 0008 / 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 Lot/Long: 36.28768583 -95.81072298																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		<p style="text-align: right; color: orange;">08/22/2022 11:34</p>
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4784	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	64,398.00 x 1.07 = 69,131	
Factor Value		
Adjustments	1.0000	
Lot Value	69,131	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,440 / 2,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\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	273,124	121.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	351,870		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,854		
Lot Value	69,131		
Indicated Value	242,985	107.71	Per SqFt
Agland Value			
Site Improvements	15,017		
Total Value	258,002	114.36	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.57	Total Misc Impr	+	13,106			
Roofing Adj	+ 3.21	Garage Cost	+	21,449			
Subfloor Adj	+ -1.52	Total RCN	=	299,748			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	125,894			
Plumbing Adj	+ 8.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	173,854			
Adj Base Cost	= 117.55	Lot Value	+	69,131			
Total Area	x 2,256	Indicated Value	=	242,985			
Adjusted Cost	= 265,193	Value Per SqFt		107.71			

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	46678	19x12		228	26.21		5,976
PATO	SLAB PORCH - OPEN	46679	12x7		84	11.48		964
PATO	SLAB PORCH - OPEN	46680	12x4		48	11.48		551



Rogers

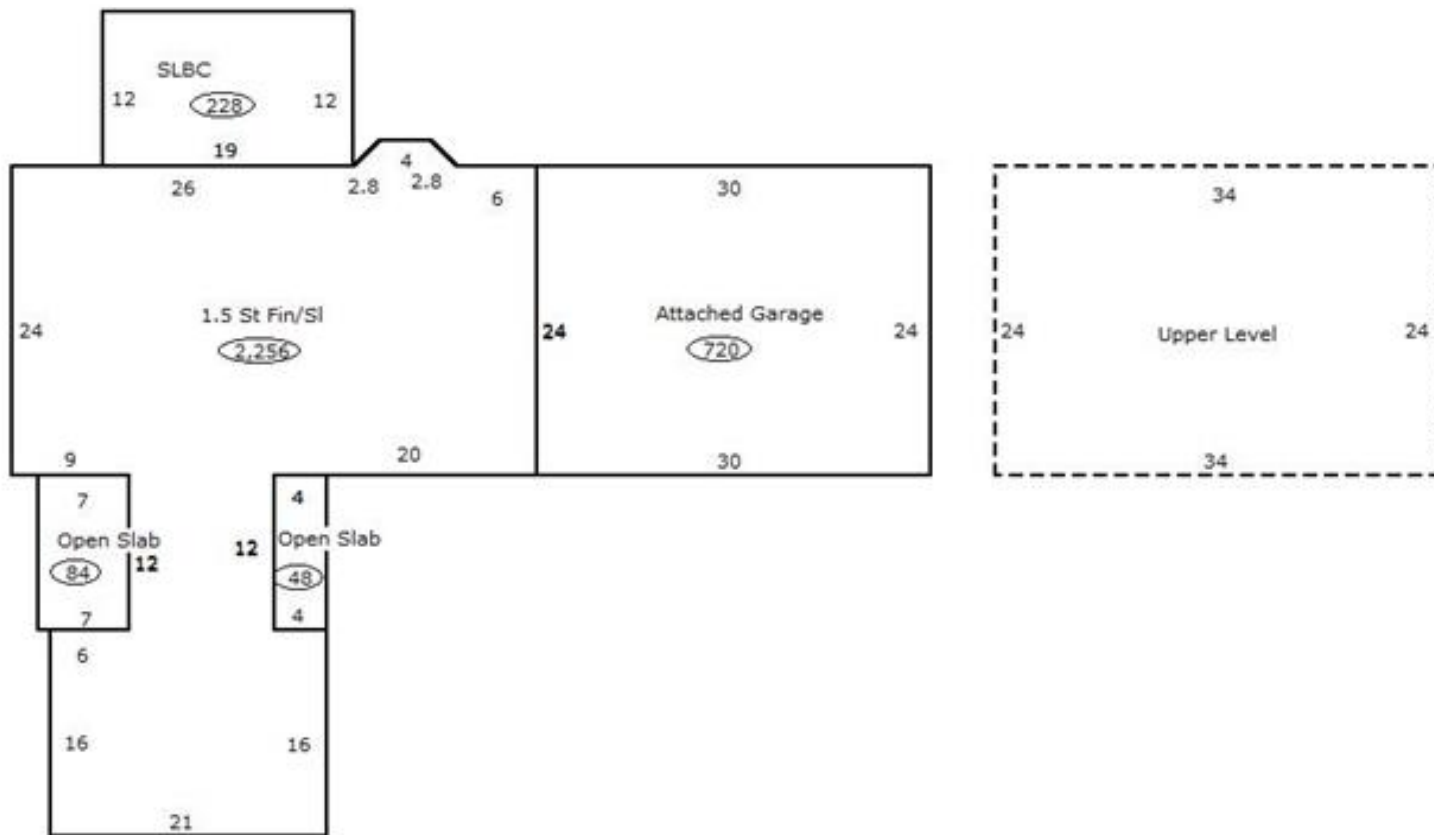
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Sketch Image

660019234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,440	1.567	2,256
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PATO		13	Open Slab	84	1.000	84
5	M	PATO		13	Open Slab	48	1.000	48
6	U	^UL	Overhang	13	Upper Level	816	1.000	816
Total Building Area						1,440		2,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			768	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 768)	12,288		12,288	6,021	6,267
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	16,250	8,750
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					