



# 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> 660019238 <b>Parcel ID</b> 000000-00-0-00918-002-0012 <b>Cadastral ID</b> 22-21-14-03070 <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> 252926 BARR, LARRY D & DIANA L-TRUSTEES  14527 E 91ST ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14527 E 91ST ST N <b>Subdivision</b> WHISPERING PINES 3 <b>Lot/Block</b> 0012 / 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> Lat/Long: 36.28699600 -95.81085407 LOT 12 BLOCK 2 WHISPERING PINES 3																																																																																																																				
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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> 0.9985 <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> 43,493.00 x 1.30 = 56,541 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,541		

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>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,476 / 2,476
<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>	2,476
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	620 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/22/2022

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>	319,562	129.06	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>	376,350 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	103.46	<b>Total Misc Impr</b>	+	20,838	
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+	18,860	
<b>Subfloor Adj</b>	+ -2.17	<b>Total RCN</b>	=	348,455	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	149,836	
<b>Plumbing Adj</b>	+ 6.26	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	198,619	
<b>Adj Base Cost</b>	= 124.70	<b>Lot Value</b>	+	56,541	
<b>Total Area</b>	x 2,476	<b>Indicated Value</b>	=	255,160	
<b>Adjusted Cost</b>	= 308,757	<b>Value Per SqFt</b>		103.05	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	198,619		
<b>Lot Value</b>	56,541		
<b>Indicated Value</b>	255,160	103.05	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	55,152		
<b>Total Value</b>	310,312	125.33	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	46700		508	508	25.35		12,878
PRCH	SLAB PORCH - COVERED	46701		22x4	88	26.65		2,345



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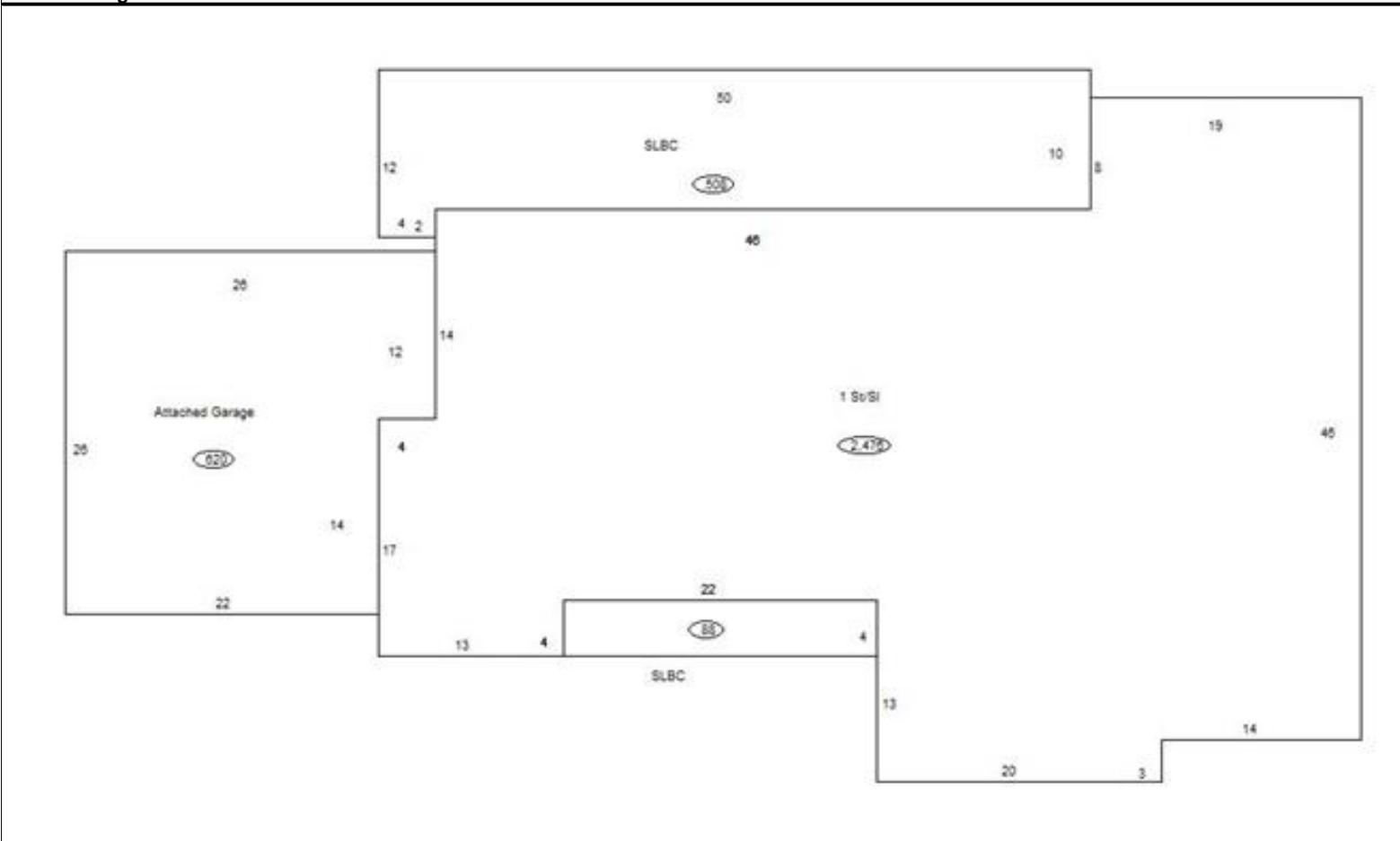
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### Sketch Image

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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	2,476	1.000	2,476
2	G	1		10	Attached Garage	620	1.000	620
3	M	PRCH		10	SLBC	508	1.000	508
4	M	PRCH		10	SLBC	88	1.000	88
<b>Total Building Area</b>						<b>2,476</b>		<b>2,476</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual 3	Cond 3	Year 2018	Eff Age 6		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.82 x 2,400)	61,968	61,968	6,816	55,152