



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660019241 Parcel ID 000000-00-0-00918-003-0001 Cadastral ID 22-21-14-03100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338717 KESTERSON, DENZEL & NANCY LOUISE 14580 E 91ST ST N OWASSO OK 74055-0000 Parcel Location Situs 14580 E 91ST ST N Subdivision WHISPERING PINES 3 Lot/Block 0001 / 0003 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: 36.28615972 -95.80875494																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0259	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,688.00 x 1.28 = 57,305	
Factor Value		
Adjustments	1.0000	
Lot Value	57,305	

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	2,520 / 2,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,520
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1983 / 19



\\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	
Adjusted R	0.8445		
Indicated Value	298,717	118.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	300,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.23	Total Misc Impr	+	13,937			
Roofing Adj	+ 4.37	Garage Cost	+	16,437			
Subfloor Adj	+ -2.19	Total RCN	=	335,823			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	73,881			
Plumbing Adj	+ 6.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	261,942			
Adj Base Cost	= 121.21	Lot Value	+	57,305			
Total Area	x 2,520	Indicated Value	=	319,247			
Adjusted Cost	= 305,449	Value Per SqFt		126.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,942		
Lot Value	57,305		
Indicated Value	319,247	126.69	Per SqFt
Agland Value			
Site Improvements	37,108		
Total Value	356,355	141.41	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	46712	17x11		187	26.34		4,926
PRCH	SLAB PORCH - COVERED	46713	16x8		128	26.53		3,396



Rogers

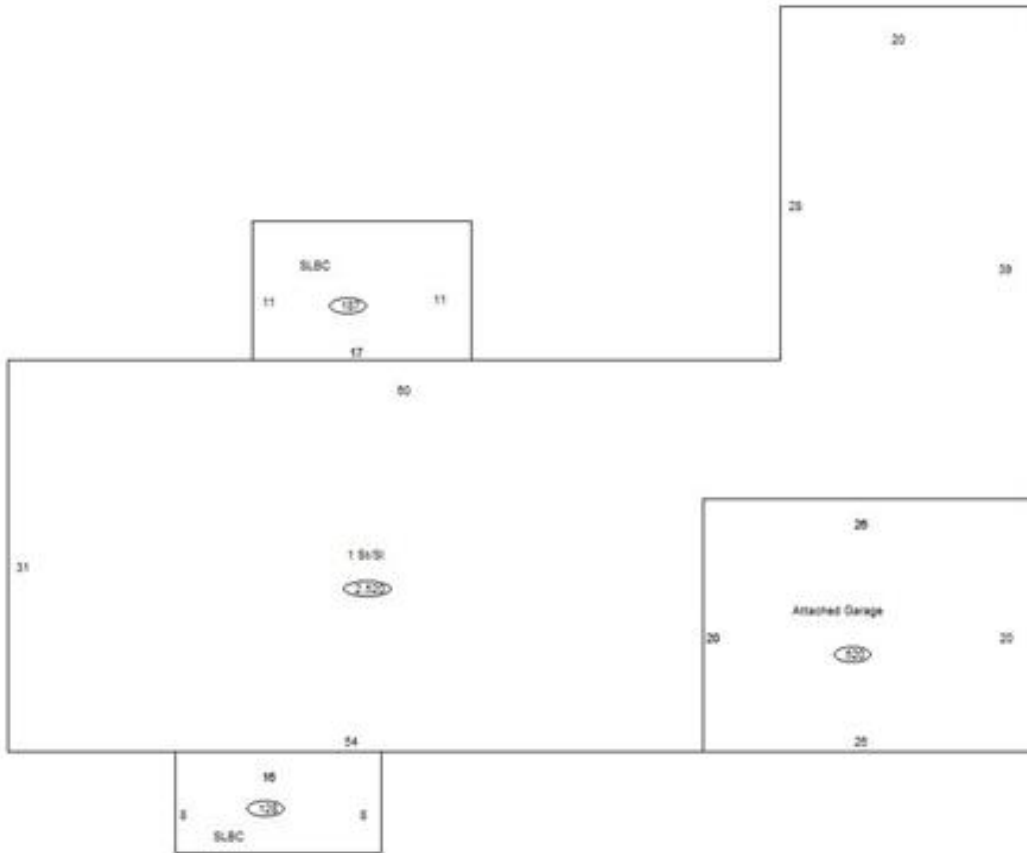
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Sketch Image

660019241



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,520	1.000	2,520
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	187	1.000	187
4	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						2,520		2,520



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x0		Formed Metal	1,200
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (31.88 x 1,200) 38,256		Modifier Total	RCN 38,256	Depr (3% Phys/ % Func) 1,148	RCNLD 37,108
	STF	STG FAIR	10x14x0			140
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 140) 655		Modifier Total	RCN 655	Depr (100% Phys/ % Func) 655	RCNLD 655