



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 660019244 Parcel ID 000000-00-0-00918-003-0004 Cadastral ID 22-21-14-03130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 258047 SANDERS, DAVID A & RHONDA SANDERS 14536 E 91ST ST N OWASSO OK 74055-0000																																																						
Parcel Location Situs 14536 E 91ST ST N Subdivision WHISPERING PINES 3 Lot/Block 0004 / 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: 36.28615350 -95.81065820					Building Permits																																																	
LOT 4 BLOCK 3 WHISPERING PINES 3					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	947/654	TOMLINSON, WANDA	02/16/1994	82,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 56,359</td> <td>35,712</td> <td>11%</td> <td>3,928</td> <td>Assessed</td> <td>23,140</td> <td>2,266.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 175,150</td> <td>174,656</td> <td></td> <td>19,212</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 231,509</td> <td>210,368</td> <td></td> <td>23,140</td> <td>Total Taxable</td> <td>22,140</td> <td>2,169.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 56,359	35,712	11%	3,928	Assessed	23,140	2,266.79	Year Frozen	0	Improvements 175,150	174,656		19,212	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 231,509	210,368		23,140	Total Taxable	22,140	2,169.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019244	SANDERS, DAVID A &	3	229,100	1000	21,467	2,103.00																																															
2024	2024-660019244	SANDERS, DAVID A &	3	256,983	1000	20,813	2,000.00																																															
2023	2023-660019244	SANDERS, DAVID A &	3	210,913	1000	20,177	1,891.00																																															
2022	2022-660019244	SANDERS, DAVID A &	3	211,523	1000	19,560	1,916.00																																															
2021	2021-660019244	SANDERS, DAVID A &	3	208,965	1000	18,962	1,834.00																																															
2020	2020-660019244	SANDERS, DAVID A &	3	205,690	1000	18,380	1,776.00																																															
2019	2019-660019244	SANDERS, DAVID A &	3	195,671	1000	17,815	1,722.00																																															
2018	2018-660019244	SANDERS, DAVID A &	3	203,893	1000	17,268	1,607.00																																															
2017	2017-660019244	SANDERS, DAVID A &	3	201,838	1000	16,735	1,574.00																																															
2016	2016-660019244	SANDERS, DAVID A &	3	197,216	1000	16,219	1,527.00																																															
2015	2015-660019244	SANDERS, DAVID A &	3	191,486	1000	15,718	1,491.00																																															
2014	2014-660019244	SANDERS, DAVID A &	3	193,113	1000	15,231	1,458.00																																															
2013	2013-660019244	SANDERS, DAVID A &	3	183,572	1000	14,758	1,383.00																																															



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9952	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	43,353.00 x 1.30 = 56,359	
Factor Value		
Adjustments	1.0000	
Lot Value	56,359	

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	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\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	246,016	131.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	311,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.12	Total Misc Impr	+	15,233			
Roofing Adj	+ 4.77	Garage Cost	+	23,236			
Subfloor Adj	+ -2.27	Total RCN	=	285,598			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	122,807			
Plumbing Adj	+ 8.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,791			
Adj Base Cost	= 132.58	Lot Value	+	56,359			
Total Area	x 1,864	Indicated Value	=	219,150			
Adjusted Cost	= 247,129	Value Per SqFt		117.57			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,791		
Lot Value	56,359		
Indicated Value	219,150	117.57	Per SqFt
Agland Value			
Site Improvements	12,359		
Total Value	231,509	124.20	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	46724	33x5		165	26.41		4,358
PRCH	SLAB PORCH - COVERED	46725	200		200	26.30		5,260



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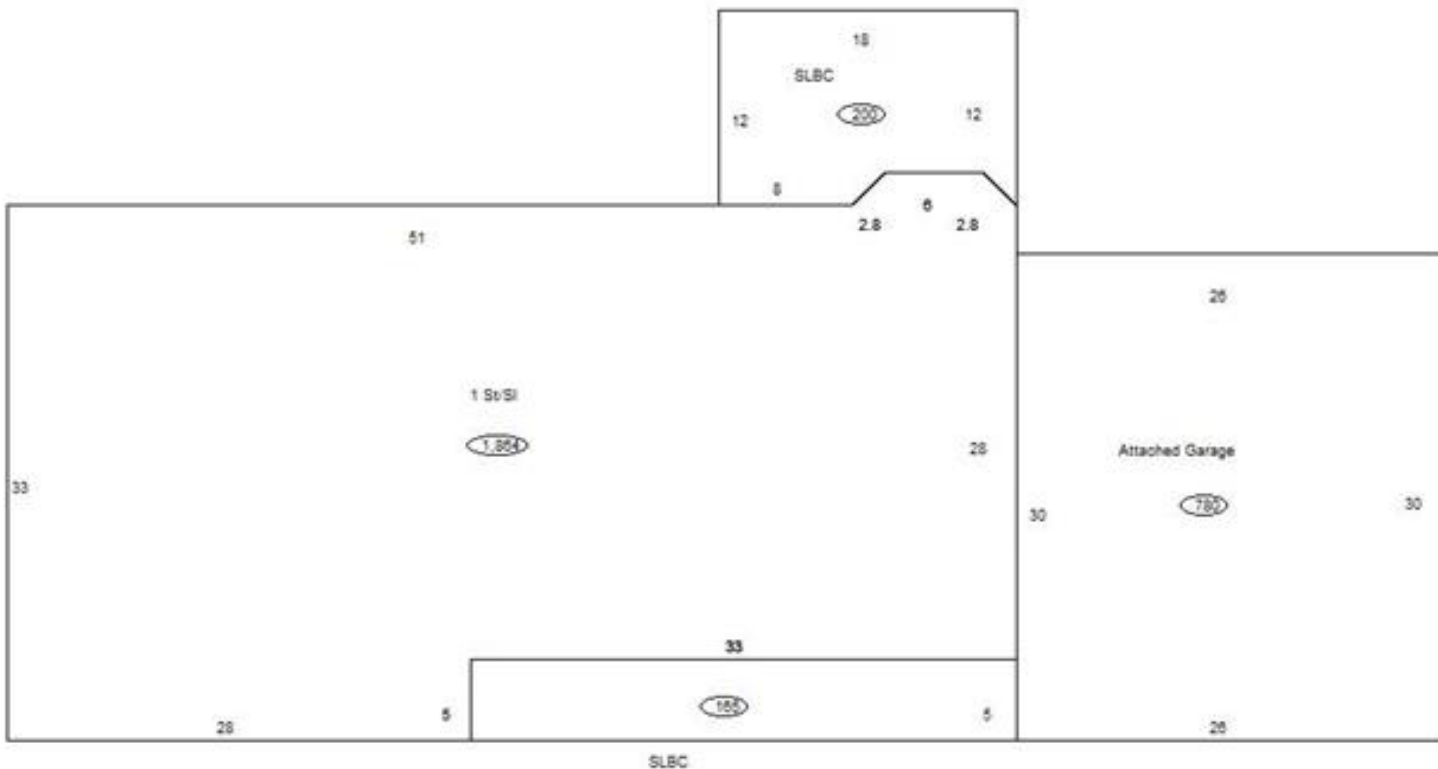
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Sketch Image

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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	1,864	1.000	1,864
2	G	1		10	Attached Garage	780	1.000	780
3	M	PRCH		10	SLBC	165	1.000	165
4	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						1,864		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	13,500	11,500
	STF	STG FAIR	0x0x0			216
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)
Base Cost (4.68 x 216)		1,011		1,011	152	859