



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 660019245 Parcel ID 000000-00-0-00918-003-0005 Cadastral ID 22-21-14-03140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125154 WAHLGREN, KENT W & LENORA J 14522 E 91ST ST N OWASSO OK 74055-0000 Parcel Location Situs 14522 E 91ST ST N Subdivision WHISPERING PINES 3 Lot/Block 0005 / 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: 36.28616167 -95.81123659																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9996	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,544.00 x 1.30 = 56,607	
Factor Value		
Adjustments	1.0000	
Lot Value	56,607	

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	1,716 / 1,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,716
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 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	194,164	113.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,826		
Lot Value	56,607		
Indicated Value	205,433	119.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,433	119.72	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.03	Total Misc Impr	+	14,042			
Roofing Adj	+ 4.85	Garage Cost	+	14,968			
Subfloor Adj	+ -2.31	Total RCN	=	261,099			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	112,273			
Plumbing Adj	+ 9.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,826			
Adj Base Cost	= 135.25	Lot Value	+	56,607			
Total Area	x 1,716	Indicated Value	=	205,433			
Adjusted Cost	= 232,089	Value Per SqFt		119.72			

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	46728	22x6		132	26.52		3,501
PRCH	SLAB PORCH - COVERED	46729	17x11		187	26.34		4,926



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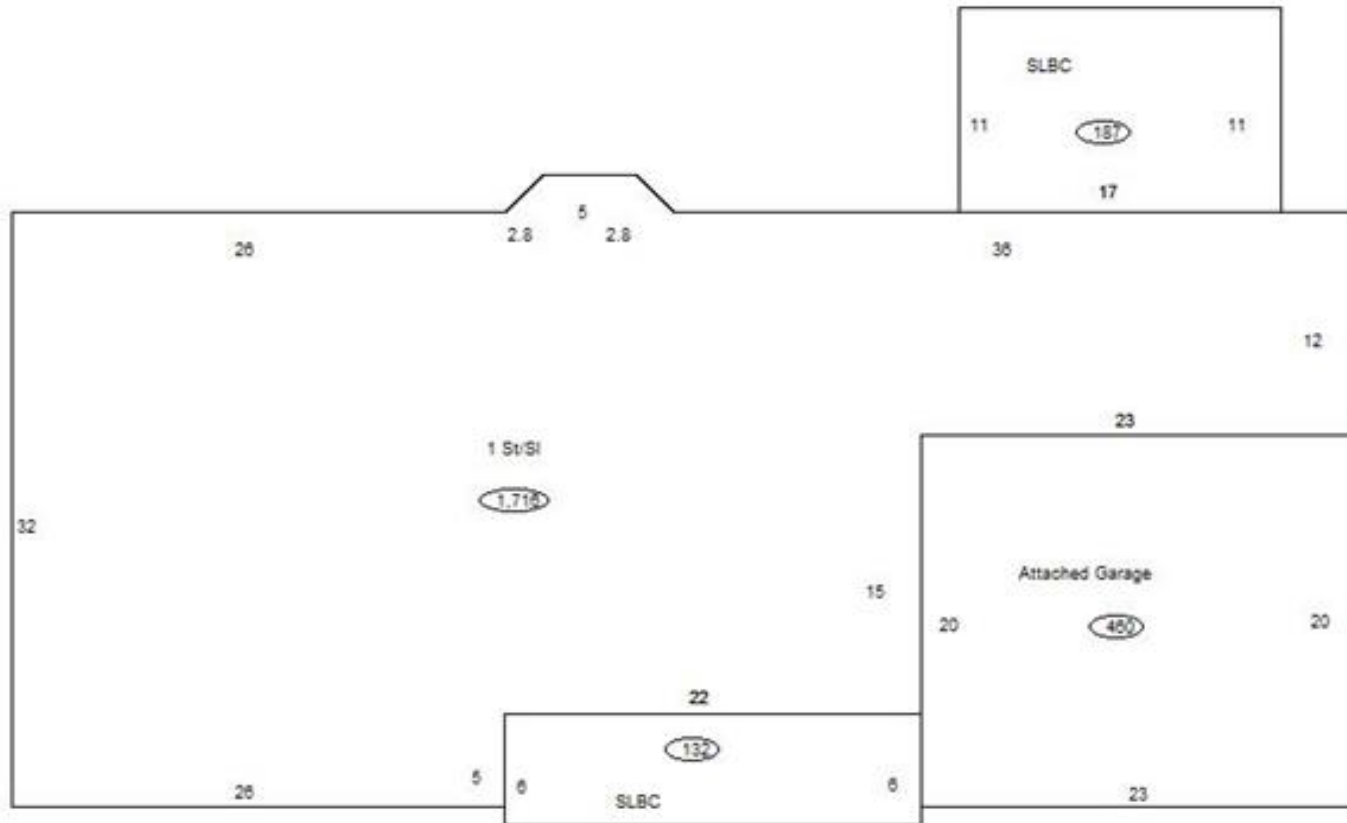
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Sketch Image

660019245



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,716	1.000	1,716
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PRCH		10	SLBC	187	1.000	187
Total Building Area						1,716		1,716



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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	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	25,000	



STF	STG FAIR	12x16x0			192
Qual 2	Cond 3	Year	Eff Age 1520		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192) 899		899	899	



STF	STG FAIR	10x12x0			120
Qual 2	Cond 3	Year	Eff Age 1520		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120) 562		562	562	