



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 660020326 Parcel ID 000000-00-0-00294-001-0008 Cadastral ID 24-21-14-02180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 298881 CONDITT, ALAN L & MARGIE A REVOCABLE TRUST 17912 E 94TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17912 94TH ST Subdivision EASTWOOD LAKE ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/16/2022</p>														
Legal Description Lat/Long: 36.28936939 -95.77287188																			
LOT 8 BLOCK 1 EASTWOOD LAKE ESTATES					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2674/940	CONDITT, ALAN L &	09/07/2017		4										
					1976/356	GABLE, CLYDE DEWAYNE &	08/27/2008	180,000	YES										
					1226/193	BABST, CHARLES R JR &	05/04/2000	145,500	Yes										
					880/356	SELLER	04/13/1992	98,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2009		Land Value 95,094	44,589	11%	4,905	Assessed	19,333	2,098.37										
Year Frozen	0		Improvements 160,346	131,161		14,428	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 255,440	175,750		19,333	Total Taxable	18,333	2,001.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020326	CONDITT, ALAN L & MARGIE A			7	250,319	1000	17,770	1,940.00										
2024	2024-660020326	CONDITT, ALAN L & MARGIE A			7	244,226	1000	17,223	1,915.00										
2023	2023-660020326	CONDITT, ALAN L & MARGIE A			7	181,003	1000	16,692	1,817.00										
2022	2022-660020326	CONDITT, ALAN L &			7	156,154	1000	16,177	1,830.00										
2021	2021-660020326	CONDITT, ALAN L &			7	164,713	1000	17,118	1,915.00										
2020	2020-660020326	CONDITT, ALAN L &			7	166,061	1000	16,957	1,894.00										
2019	2019-660020326	CONDITT, ALAN L &			7	158,488	1000	16,434	1,838.00										
2018	2018-660020326	CONDITT, ALAN L &			7	165,155	1000	17,167	1,857.00										
2017	2017-660020326	CONDITT, ALAN L &			7	163,884	1000	17,027	1,859.00										
2016	2016-660020326	CONDITT, ALAN L &			7	160,066	1000	16,607	1,815.00										
2015	2015-660020326	CONDITT, ALAN L &			7	158,826	1000	16,471	1,811.00										
2014	2014-660020326	CONDITT, ALAN L &			7	168,455	1000	17,254	1,913.00										
2013	2013-660020326	CONDITT, ALAN L &			7	161,475	1000	16,722	1,820.00										




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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9369 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 40,813.00 x 2.33 = 95,094 Factor Value Adjustments 1.0000 Lot Value 95,094		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,232 / 2,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,232
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,696	101.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	262,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.90	Total Misc Impr	+ 11,112				
Roofing Adj	+ 4.58	Garage Cost	+ 14,049				
Subfloor Adj	+ -2.19	Total RCN	= 308,357				
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 148,011				
Plumbing Adj	+ 6.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 160,346				
Adj Base Cost	= 126.88	Lot Value	+ 95,094				
Total Area	x 2,232	Indicated Value	= 255,440				
Adjusted Cost	= 283,196	Value Per SqFt	114.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,346		
Lot Value	95,094		
Indicated Value	255,440	114.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,440	114.44	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	49577		28	28	26.84		752
PRCH	SLAB PORCH - COVERED	49578	18x10		180	26.36		4,745



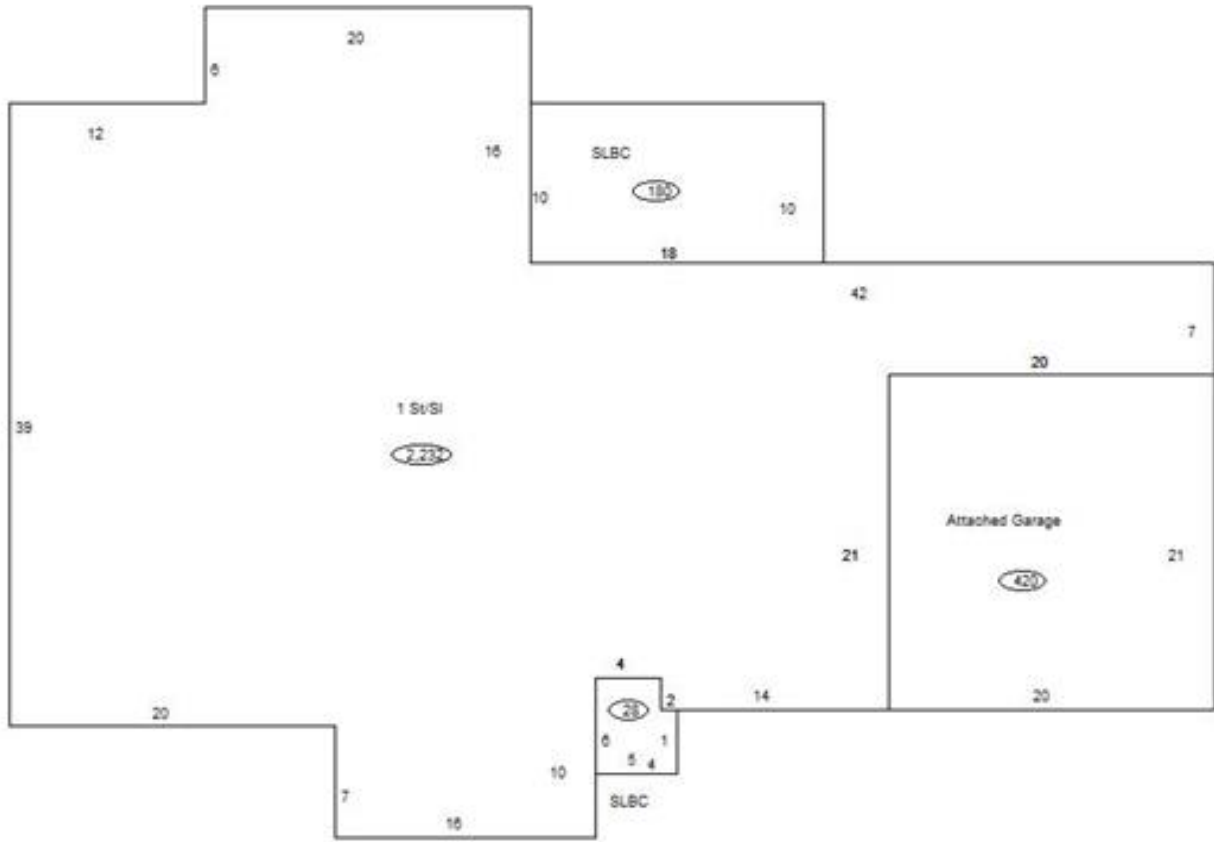
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Sketch Image

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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	2,232	1.000	2,232
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						2,232		2,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 288)		1,348	Modifier Total	RCN 1,348	Depr (100% Phys/ % Func) 1,348
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 96)		449	Modifier Total	RCN 449	Depr (100% Phys/ % Func) 449