



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 660020436 Parcel ID 000000-00-0-00306-002-0009 Cadastral ID 24-21-14-03280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330749 SPARROW, NICHOLAS D & AMANDA 17914 E 92ND ST N OWASSO OK 74055-0000 Parcel Location Situs 17914 E 92ND ST N Subdivision EASTWOOD LAKE ESTATES 5 Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28622378 -95.77221086 LOT 9 BLOCK 2 EASTWOOD LAKE ESTS. 5																																																																																																																									
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Lot Data		Square-Foot - NBHD 1136 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,766.00 x 2.28 = 104,142		
Factor Value			
Adjustments	1.0000		
Lot Value	104,142		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,025 / 3,575
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,025
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	505,758	141.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	435,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.80	Total Misc Impr	+ 19,040				
Roofing Adj	+ 3.64	Garage Cost	+ 23,553				
Subfloor Adj	+ -2.61	Total RCN	= 510,024				
Heat/Cool Adj	+ 17.38	Depreciation (23%)	- 117,306				
Plumbing Adj	+ 8.54	Lump Sums	+ 3,910				
Basement Adj	+ 0.00	RCNLD	= 396,628				
Adj Base Cost	= 130.75	Lot Value	+ 104,142				
Total Area	x 3,575	Indicated Value	= 500,770				
Adjusted Cost	= 467,431	Value Per SqFt	140.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	396,628		
Lot Value	104,142		
Indicated Value	500,770	140.08	Per SqFt
Agland Value			
Site Improvements	24,516		
Total Value	525,286	146.93	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	50178	31x5		155	35.95		5,572
PRCH	SLAB PORCH - COVERED	50179	20x8		160	35.92		5,747
WODO	WOOD DECK - OPEN	50180	42x7		294	22.93	42%	3,910



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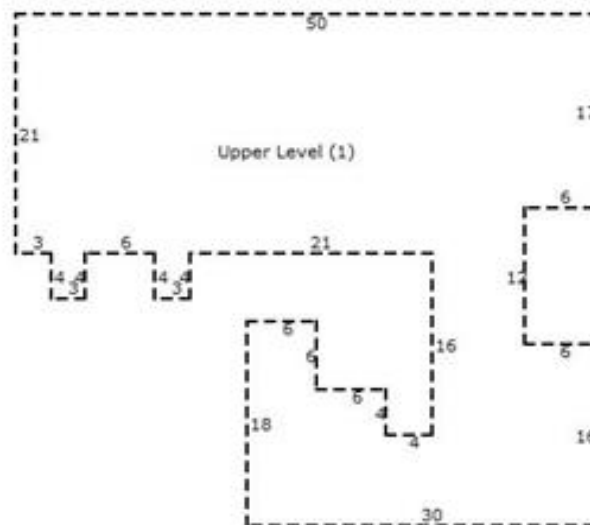
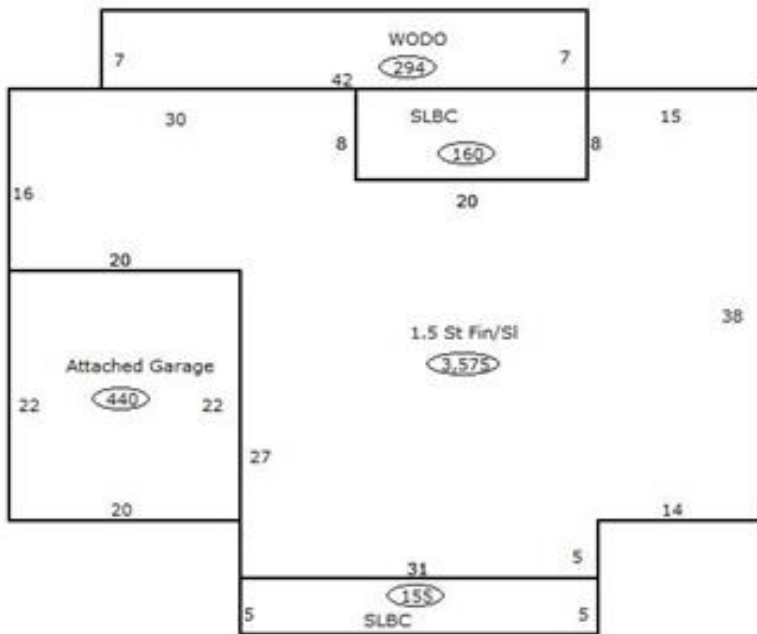
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,025	1.765	3,575
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	155	1.000	155
4	M	PRCH		13	SLBC	160	1.000	160
5	M	WODO		13	WODO	294	1.000	294
6	U	^UL		13	Upper Level (1)	1,550	1.000	1,550
Total Building Area						2,025		3,575



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	40x30x0			1,200
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,200)	32,688	32,688	8,172	24,516