



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:53:40  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029297 <b>Parcel ID</b> 000000-00-0-00507-002-0002 <b>Cadastral ID</b> 34-21-14-01470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 337889 M COACH USA INC  946 CONESTOGA RD BRYN MAUR PA 19010-0000  <b>Parcel Location</b> <b>Situs</b> 14626 E 76TH ST N <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26365943 -95.80947093																																																																																																																									
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Time 21:53:40  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 14000 <b>Non-Ag Acres</b> 0.8747 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 38,104.00 x 2.70 = 102,881 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 102,881		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,804 / 1,804
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,804
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	194,264	107.69	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	263,790		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.42	<b>Total Misc Impr</b>	+	14,570			
<b>Roofing Adj</b>	+ 4.69	<b>Garage Cost</b>	+	14,049			
<b>Subfloor Adj</b>	+ -2.43	<b>Total RCN</b>	=	264,799			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	-	116,512			
<b>Plumbing Adj</b>	+ 8.60	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	148,287			
<b>Adj Base Cost</b>	= 130.92	<b>Lot Value</b>	+	102,881			
<b>Total Area</b>	x 1,804	<b>Indicated Value</b>	=	251,168			
<b>Adjusted Cost</b>	= 236,180	<b>Value Per SqFt</b>		139.23			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	148,287		
<b>Lot Value</b>	102,881		
<b>Indicated Value</b>	251,168	139.23	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	251,168	139.23	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	70004	17x5		85	26.66		2,266
PRCH	SLAB PORCH - COVERED	70005	16x16		256	26.13		6,689



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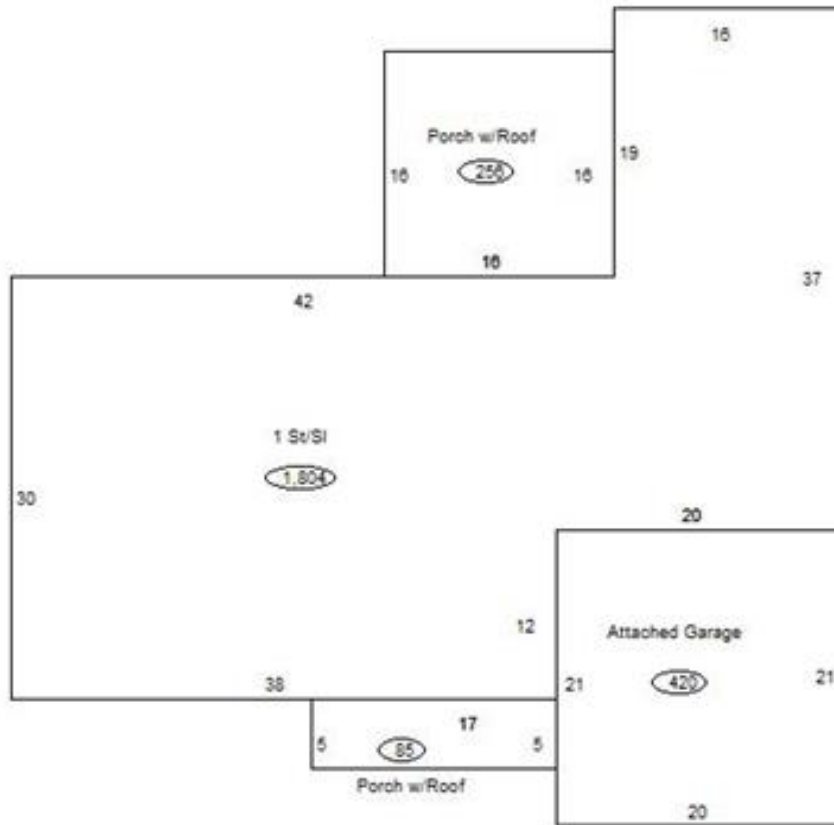
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 Page 3

### Sketch Image

660029297



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,804	1.000	1,804
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PRCH		13	SLBC	256	1.000	256
<b>Total Building Area</b>						1,804		1,804