



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:53:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029318 Parcel ID 000000-00-0-00507-004-0001 Cadastral ID 34-21-14-01680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136624 KUPPINGER, DEBRA D REVOCABLE LIVING TRUST 14504 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14504 74TH ST Subdivision MEADOWS THE Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26029460 -95.81187955																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.9165 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 39,923.00 x 2.70 = 107,792 Factor Value Adjustments 1.0000 Lot Value 107,792		 <p style="text-align: right; color: orange;">06/22/2022 13:20</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,619 / 2,483
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,619
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	268,322	108.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	294,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.18	Total Misc Impr	+	6,794			
Roofing Adj	+ 3.20	Garage Cost	+	15,930			
Subfloor Adj	+ -1.51	Total RCN	=	311,869			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	134,104			
Plumbing Adj	+ 8.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	177,765			
Adj Base Cost	= 116.45	Lot Value	+	107,792			
Total Area	x 2,483	Indicated Value	=	285,557			
Adjusted Cost	= 289,145	Value Per SqFt		115.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,765		
Lot Value	107,792		
Indicated Value	285,557	115.00	Per SqFt
Agland Value			
Site Improvements	14,121		
Total Value	299,678	120.69	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	121999	11x4		44	26.79		1,179



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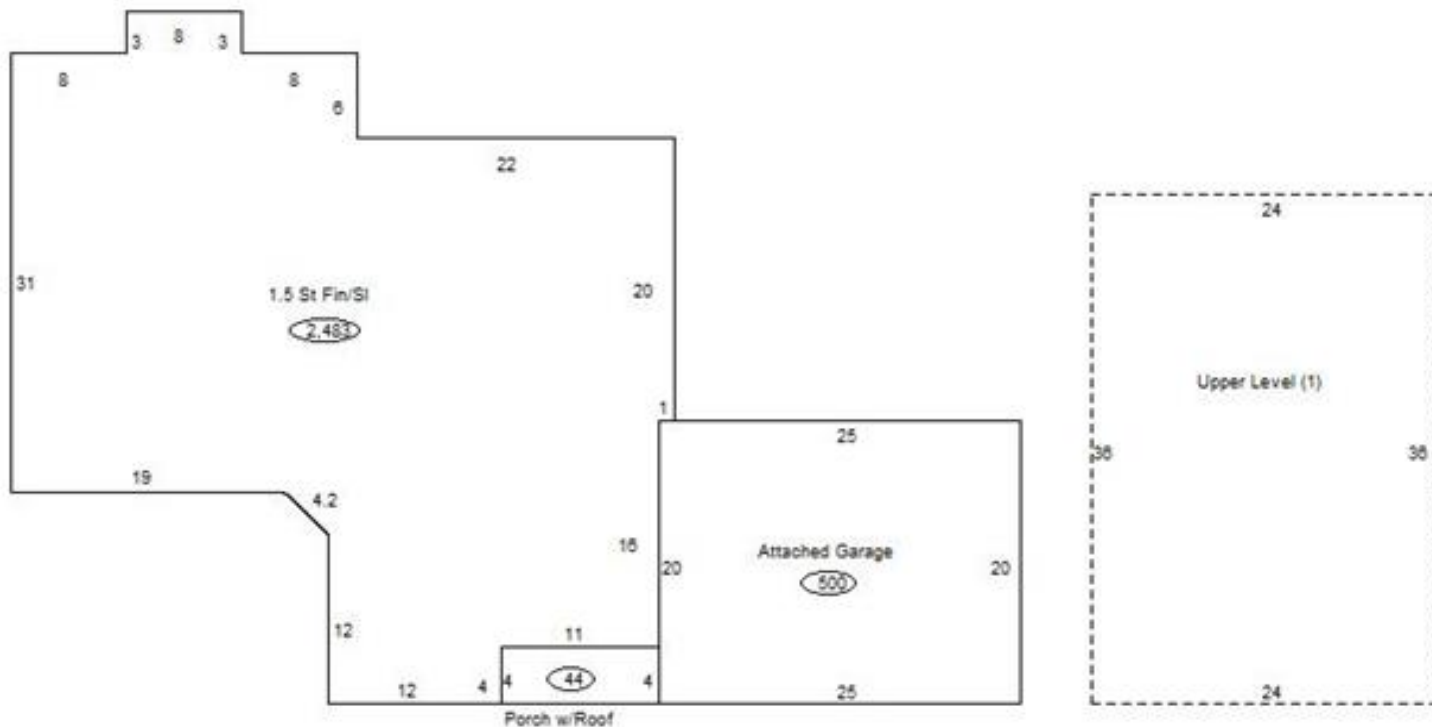
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Sketch Image

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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	1,619	1.534	2,483
2	U	^UL		13	Upper Level (1)	864	1.000	864
3	G	1		13	Attached Garage	500	1.000	500
4	M	PRCH		13	SLBC	44	1.000	44
Total Building Area						1,619		2,483



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 864)		23,535	23,535	9,414	14,121
	STF	STG FAIR	10x14x0			140
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)		655	655	655	