



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 660029320 Parcel ID 000000-00-0-00507-004-0003 Cadastral ID 34-21-14-01700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 321015 REYNOLDS, JAMES E & JENNIFER 14544 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14544 74TH ST Subdivision MEADOWS THE Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.8743 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,084.00 x 2.70 = 102,827 Factor Value Adjustments 1.0000 Lot Value 102,827		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	356 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\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	211,511	122.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	237,050 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.82	Total Misc Impr	+ 11,844				
Roofing Adj	+ 4.39	Garage Cost	+ 10,726				
Subfloor Adj	+ -1.15	Total RCN	= 241,818				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 106,400				
Plumbing Adj	+ 8.13	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 135,418				
Adj Base Cost	= 126.66	Lot Value	+ 102,827				
Total Area	x 1,731	Indicated Value	= 238,245				
Adjusted Cost	= 219,248	Value Per SqFt	137.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,418		
Lot Value	102,827		
Indicated Value	238,245	137.63	Per SqFt
Agland Value			
Site Improvements	45,821		
Total Value	284,066	164.11	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70102	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	70103	24x11		264	23.36		6,167



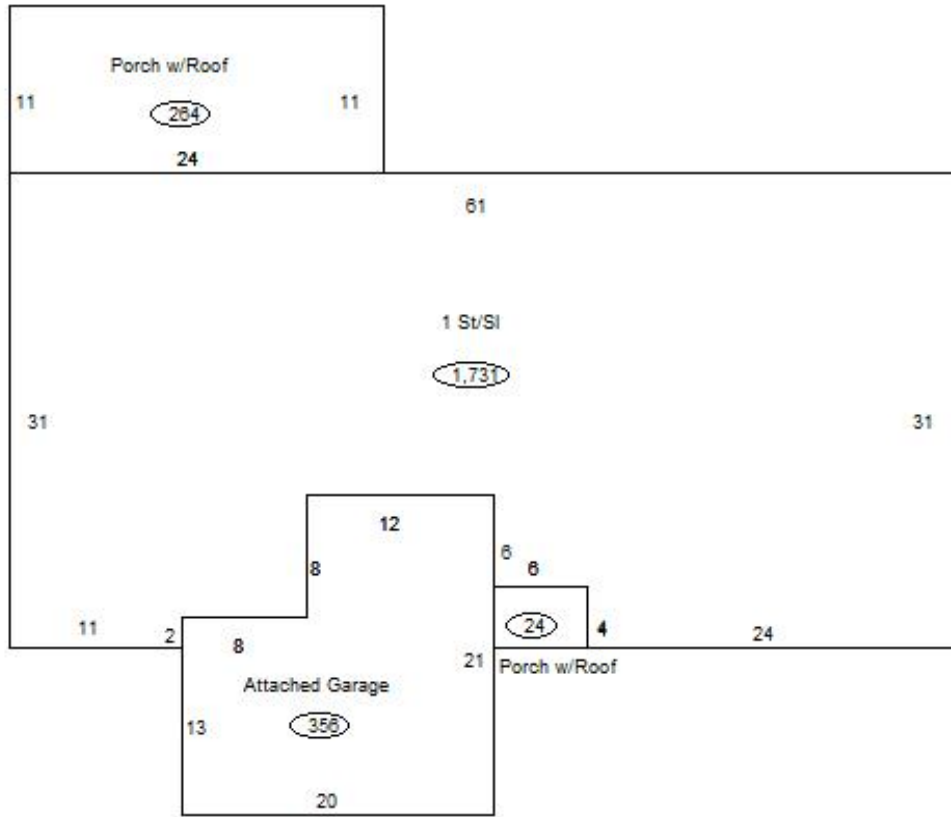
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,731	1.000	1,731
2	G	1		13	Attached Garage	356	1.000	356
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						1,731		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual 2	Cond	Year 2020	Eff Age		
	Valuation Summary Base Cost (30.22 x 1,500) 45,330		Modifier Total	RCN 45,330	Depr (0% Phys/ % Func)	RCNLD 45,330
	STF	STG FAIR	10x15x0			150
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 150) 702		Modifier Total	RCN 702	Depr (30% Phys/ % Func) 211	RCNLD 491