



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:54:00
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Assessment Data					Primary Image																																																																																																																				
Account 660029321 Parcel ID 000000-00-0-00507-004-0004 Cadastral ID 34-21-14-01710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 262693 YOUNG, DON R & DONNA S CO TRUSTEES 14604 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14604 74TH ST Subdivision MEADOWS THE Lot/Block 0004 / 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 Lot/Long: 36.26027944 -95.81017691																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.8717 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,972.00 x 2.70 = 102,524 Factor Value Adjustments 1.0000 Lot Value 102,524		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,160 / 2,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,160
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 233,149 107.94 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 230,950 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.75	Total Misc Impr	+ 12,222
Roofing Adj	+ 4.61	Garage Cost	+ 14,685
Subfloor Adj	+ -2.19	Total RCN	= 301,205
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 129,518
Plumbing Adj	+ 7.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,687
Adj Base Cost	= 126.99	Lot Value	+ 102,524
Total Area	x 2,160	Indicated Value	= 274,211
Adjusted Cost	= 274,298	Value Per SqFt	126.95

Value Reconciliation
Selected Approach Cost Approach Improvements 171,687 Lot Value 102,524 Indicated Value 274,211 126.95 Per SqFt Agland Value Site Improvements 7,373 Total Value 281,584 130.36 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	70105		60	60	26.74		1,604
PRCH	SLAB PORCH - COVERED	70106		190	190	26.33		5,003



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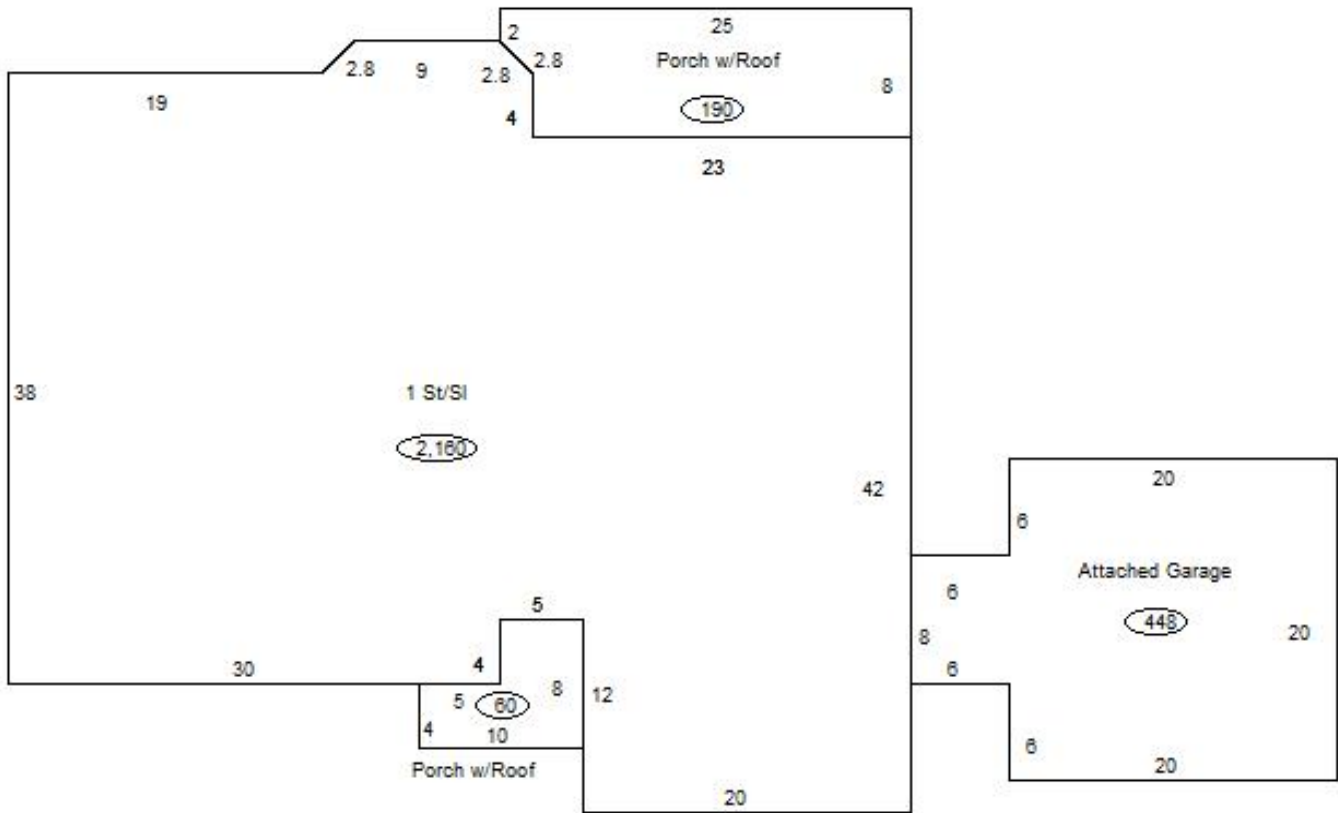
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,160	1.000	2,160
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	190	1.000	190
4	G	1	Slab	13	Attached Garage	448	1.000	448
Total Building Area						2,160		2,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 768) 12,288		Modifier Total	RCN 12,288	Depr (40% Phys/ % Func) 4,915	RCNLD 7,373
	STF	STG FAIR	8x8x0			64
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 64) 300		Modifier Total	RCN 300	Depr (100% Phys/ % Func) 300	RCNLD 300