



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029323 Parcel ID 000000-00-0-00507-004-0006 Cadastral ID 34-21-14-01730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136724 SMITH, KAREN SUE 14644 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14644 74TH ST Subdivision MEADOWS THE Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/22/2022 13:25</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022</p>																																																																																																																				
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Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.8673 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,781.00 x 2.70 = 102,009 Factor Value Adjustments 1.0000 Lot Value 102,009		 <p style="text-align: right; color: orange;">06/22/2022 13:25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,803 / 1,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,803
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,634	114.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	229,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.84	Total Misc Impr	+ 8,766				
Roofing Adj	+ 4.80	Garage Cost	+ 16,086				
Subfloor Adj	+ -2.31	Total RCN	= 265,679				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 111,585				
Plumbing Adj	+ 8.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,094				
Adj Base Cost	= 133.57	Lot Value	+ 102,009				
Total Area	x 1,803	Indicated Value	= 256,103				
Adjusted Cost	= 240,827	Value Per SqFt	142.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,094		
Lot Value	102,009		
Indicated Value	256,103	142.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	256,103	142.04	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	70114	14x4		56	26.75		1,498
PATO	SLAB PORCH - OPEN	70115	15x10		150	11.02		1,653



Rogers

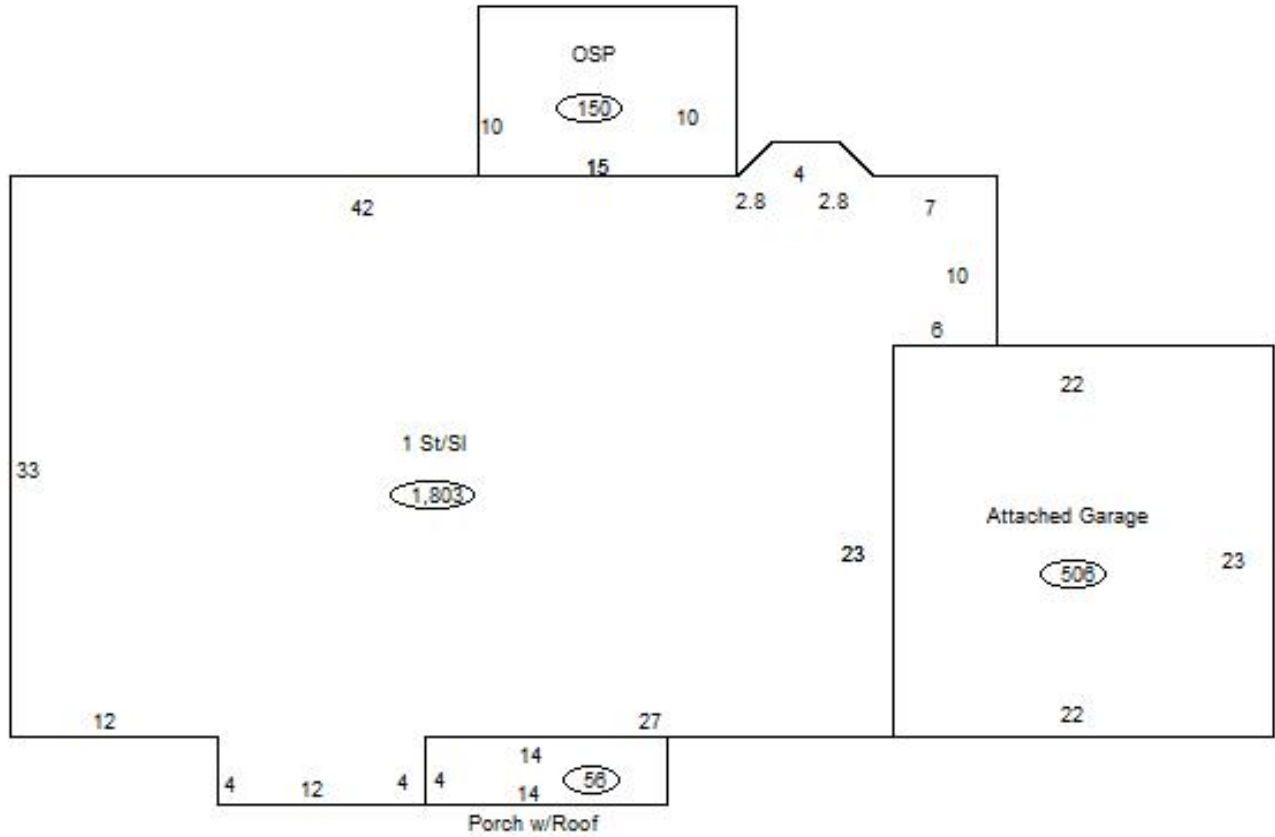
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Page 3

Sketch Image

660029323



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,803	1.000	1,803
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	150	1.000	150
Total Building Area						1,803		1,803