



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029325 Parcel ID 000000-00-0-00507-004-0008 Cadastral ID 34-21-14-01750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341716 DAHER, JOSEPH & MARIANA 14744 E 74TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14744 E 74TH ST N Subdivision MEADOWS THE Lot/Block 0008 / 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: 36.26026768 -95.80796086 LOT 8 BLOCK 4 MEADOWS, THE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	14000	
Non-Ag Acres	0.859	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,420.00 x 2.70 = 101,034	
Factor Value		
Adjustments	1.1540	
Lot Value	116,593	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,330 / 2,084
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,330
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1980 / 20



\\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	
Adusted R	0.8445		
Indicated Value	215,892	103.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	265,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.21	Total Misc Impr	+	15,212			
Roofing Adj	+ 3.26	Garage Cost	+	13,584			
Subfloor Adj	+ -1.55	Total RCN	=	286,149			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	65,814			
Plumbing Adj	+ 11.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	220,335			
Adj Base Cost	= 123.49	Lot Value	+	116,593			
Total Area	x 2,084	Indicated Value	=	336,928			
Adjusted Cost	= 257,353	Value Per SqFt		161.67			

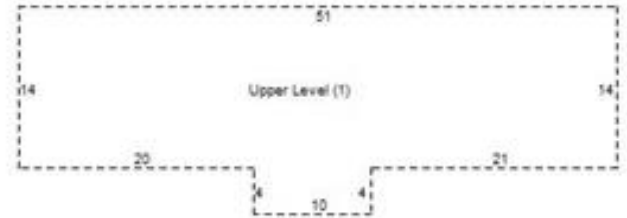
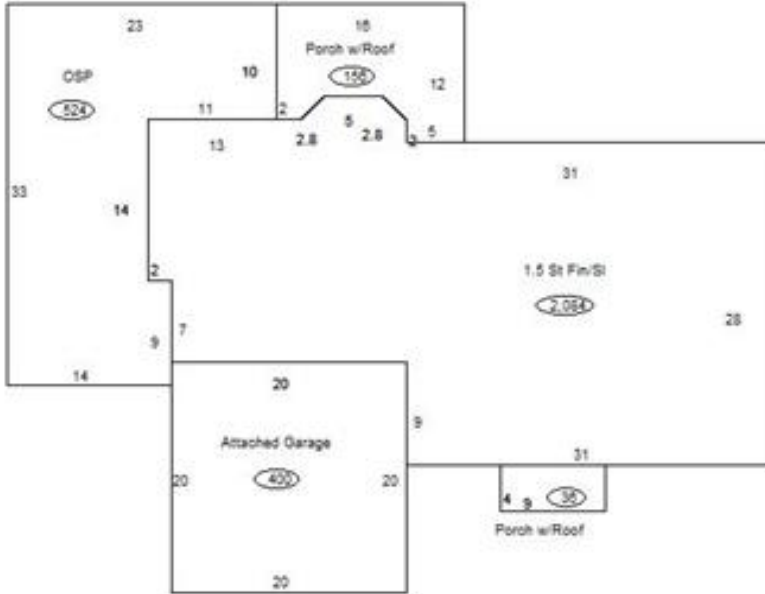
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,335		
Lot Value	116,593		
Indicated Value	336,928	161.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	336,928	161.67	Total Value Per SqFt

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	70122	9x4		36	26.82		966
PRCH	SLAB PORCH - COVERED	70123	156		156	26.44		4,125
PATO	SLAB PORCH - OPEN	70124	524		524	8.60		4,506



Sketch Image

660029325



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/Sl	1,330	1.567	2,084
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PATO		13	Open Slab	524	1.000	524
6	U	^UL		13	Upper Level (1)	754	1.000	754
Total Building Area						1,330		2,084