



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:19:29
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Assessment Data					Primary Image																																																																																																																				
Account 660054767 Parcel ID 000000-00-0-00590-001-0007 Cadastral ID 15-21-14-04270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 274499 FRANKLIN, MARK A & TAMMY L 14536 E 101ST ST N OWASSO OK 74055-0000 Parcel Location Situs 14536 E 101ST ST ST Subdivision PINE BROOK CROSS III Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29893596 -95.81044769																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1423	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,760.00 x 1.21 = 60,348	
Factor Value		
Adjustments	1.0000	
Lot Value	60,348	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,520 / 3,388
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,520
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1995 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	310,962	91.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	432,590		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,683		
Lot Value	60,348		
Indicated Value	314,031	92.69	Per SqFt
Agland Value			
Site Improvements	13,473		
Total Value	327,504	96.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	78.60	Total Misc Impr	+	18,068			
Roofing Adj	+ 2.82	Garage Cost	+	14,346			
Subfloor Adj	+ -0.73	Total RCN	=	362,405			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	108,722			
Plumbing Adj	+ 5.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	253,683			
Adj Base Cost	= 97.40	Lot Value	+	60,348			
Total Area	x 3,388	Indicated Value	=	314,031			
Adjusted Cost	= 329,991	Value Per SqFt		92.69			

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	78338	7x7		49	24.11		1,181
EPSW	ENCLOSED PORCH - SOLID WALL	78339	190		190	62.06		11,791



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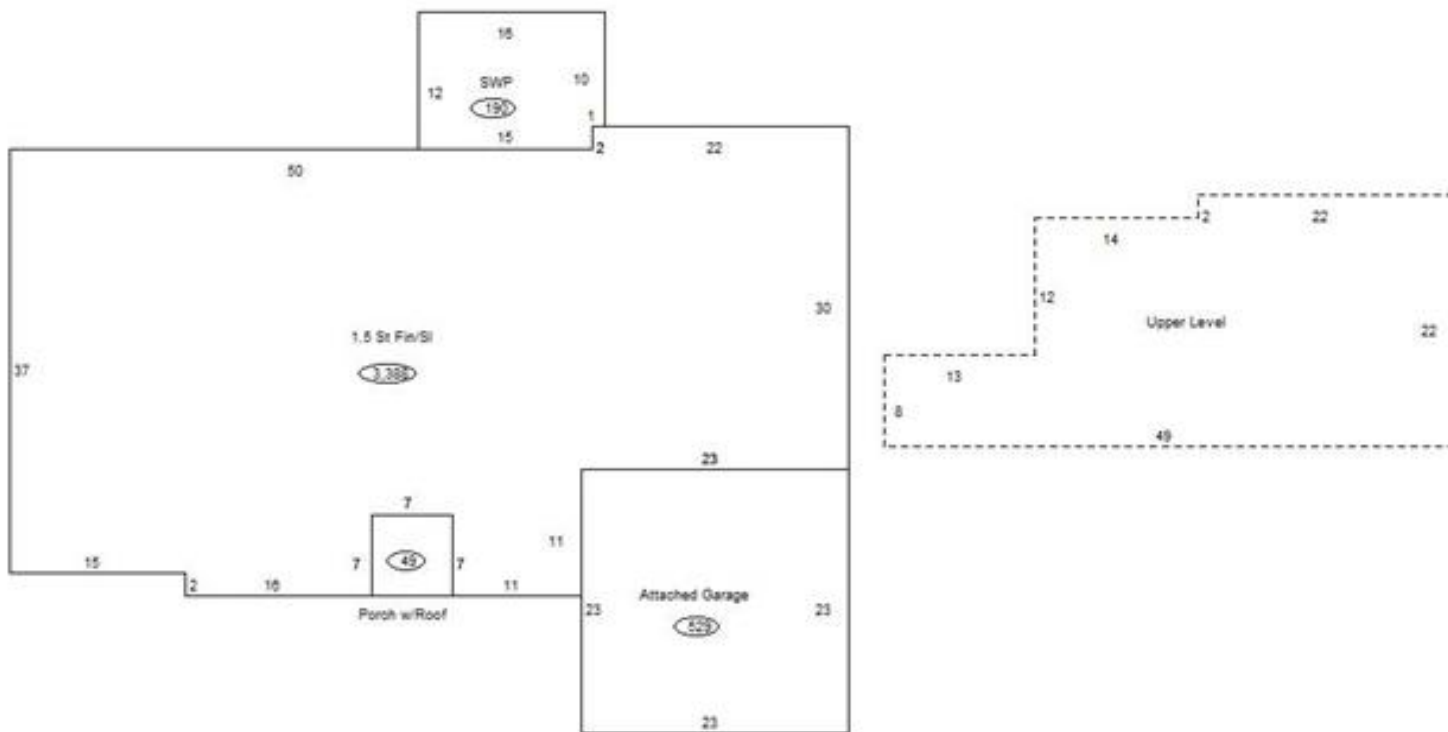
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Sketch Image

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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	2,520	1.344	3,388
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	49	1.000	49
4	M	EPSW		13	EPSW	190	1.000	190
5	U	^UL	Overhang	13	Upper Level	868	1.000	868
Total Building Area						2,520		3,388



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	26x32x0			832
	Qual 3	Cond 3	Year 2002	Eff Age 18		
	Valuation Summary Base Cost (27.24 x 832) 22,664		Modifier Total	RCN 22,664	Depr (43% Phys/ % Func) 9,746	RCNLD 12,918
	LT	LEAN-TO	20x10x0			200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 200) 584		Modifier Total	RCN 584	Depr (5% Phys/ % Func) 29	RCNLD 555