



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	660075050													
Parcel ID	000000-00-0-21628-004-0013													
Cadastral ID	22-21-14-04960													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	4											
Tax Area	40 - OWASSO CITY													
Name ID	349416													
PITKIN, THRISCILLA P														
14905 E 89TH PL N OWASSO OK 74055-0000														
Parcel Location														
Situs	14905 E 89TH PL N													
Subdivision	PRESTON LAKES													
Lot/Block	0013 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	22 / 21 / 14 / 5													
Neighborhood	1059 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28410154 -95.80753300														
Building Permits														
LOT 13 BLOCK 4 PRESTON LAKES														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PITKIN, JEFFREY J & THRISCILLA P	02/02/2026	0	4										
2449/32	PETERS, LYNDIA J	01/09/2015	117,000	YES										
1539/105	CHRISTENBERRY, MICHAEL W-II &	10/24/2003	94,000	YES										
1304/326	CHUMLEY & ASSOCIATES INC	07/17/2001	88,833	YES										
1243/425	COMMUNITY DEVELOPERS LLC	08/22/2000	0	No										
1209/139	PRESTON LAKES, LLC	12/30/1999	1,590,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2016	Land Value	39,368	39,368	11%	4,330	Assessed	17,134 1,678.45						
Year Frozen	2013	Improvements	116,396	116,396		12,804	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	155,764	155,764		17,134	Total Taxable	17,134 1,678.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	156,189	0	17,180	1,683.00							
2024	2024-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	166,021	0	17,246	1,657.00							
2023	2023-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	169,206	0	16,424	1,539.00							
2022	2022-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	146,321	0	15,642	1,532.00							
2021	2021-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	135,868	0	14,897	1,441.00							
2020	2020-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	128,982	0	14,188	1,372.00							
2019	2019-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	124,533	0	13,699	1,326.00							
2018	2018-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	121,539	0	13,369	1,247.00							
2017	2017-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	120,613	0	13,267	1,248.00							
2016	2016-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	117,732	0	12,951	1,224.00							
2015	2015-660075050	PITKIN, JEFFREY J & THRISCILLA P	40	115,183	1000	11,323	1,080.00							
2014	2014-660075050	PETERS, LYNDIA J	40	116,060	1000	11,322	1,091.00							
2013	2013-660075050	PETERS, LYNDIA J	40	114,752	1000	11,323	1,067.00							



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1705	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,428.00 x 5.30 = 39,368	
Factor Value		
Adjustments	1.0000	
Lot Value	39,368	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,172 / 1,172
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,172
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 22



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-23\ 8/24/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,146	129.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	186,980		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.91	Total Misc Impr	+	3,693	
Roofing Adj	+ 4.58	Garage Cost	+	10,452	
Subfloor Adj	+ -1.17	Total RCN	=	163,938	
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	47,542	
Plumbing Adj	+ 12.02	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	116,396	
Adj Base Cost	= 127.81	Lot Value	+	39,368	
Total Area	x 1,172	Indicated Value	=	155,764	
Adjusted Cost	= 149,793	Value Per SqFt		132.90	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,396		
Lot Value	39,368		
Indicated Value	155,764	132.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,764	132.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	90131	16x10		160	10.33		1,653
PRCH	SLAB PORCH - COVERED	90132	17x5		85	24.00		2,040



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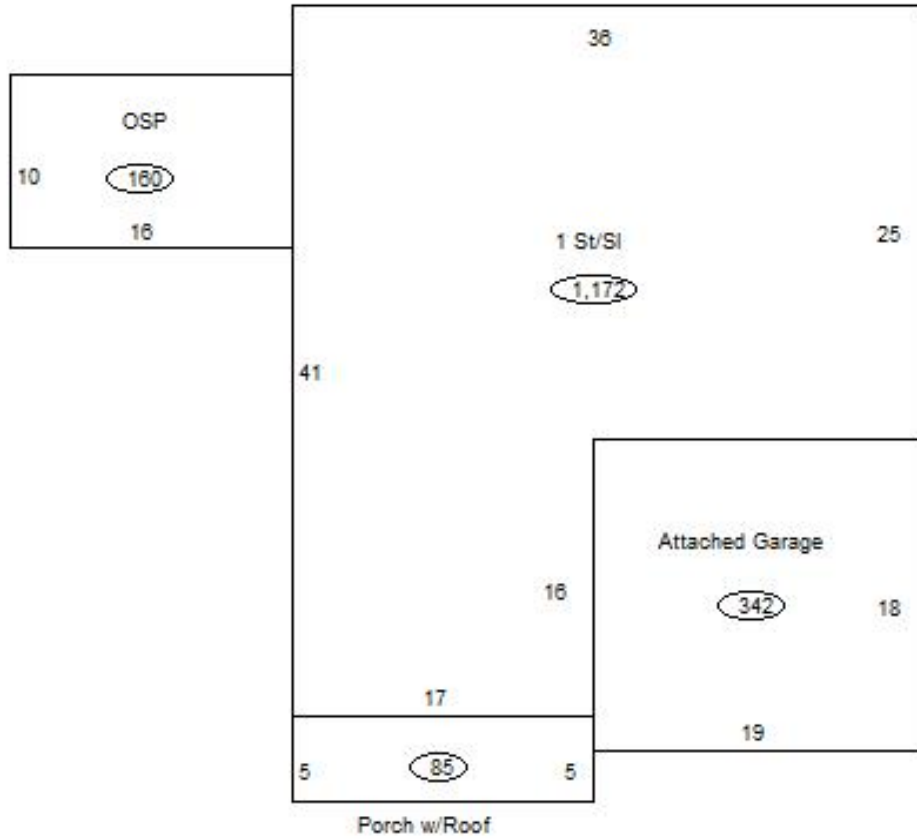
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Sketch Image

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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	1,172	1.000	1,172
2	G	1		13	Attached Garage	342	1.000	342
3	M	PATO		13	Open Slab	160	1.000	160
4	M	PRCH		13	SLBC	85	1.000	85
Total Building Area						1,172		1,172