



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:57:26  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087418 <b>Parcel ID</b> 000000-00-0-00446-003-0001 <b>Cadastral ID</b> 10-21-14-02561 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 333673 MARKOVICH, KARI LEE & KEVIN GREGORY STEPANEK  14601 E 108TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14601 E 108TH ST N <b>Subdivision</b> LAKE VALLEY <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31105910 -95.81102739 LAKE VALLEY LOT 1 BLOCK 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	60 x 115		
Lot Count	1		
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,900.00 x 5.30 = 36,570		
Factor Value			
Adjustments	1.0000		
Lot Value	36,570		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,762 / 1,762
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,762
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,199	103.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	206,330		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.16	Total Misc Impr	+ 3,324
Roofing Adj	+ 3.94	Garage Cost	+ 9,944
Subfloor Adj	+ 0.00	Total RCN	= 206,330
Heat/Cool Adj	+ 10.30	Depreciation ( 17%)	- 35,076
Plumbing Adj	+ 7.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,254
Adj Base Cost	= 109.57	Lot Value	+ 36,570
Total Area	x 1,762	Indicated Value	= 207,824
Adjusted Cost	= 193,062	Value Per SqFt	117.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,254		
Lot Value	36,570		
Indicated Value	207,824	117.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,824	117.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	107035	92		92	21.00		1,932
PRCH	SLAB PORCH - COVERED	107036	11x6		66	21.09		1,392



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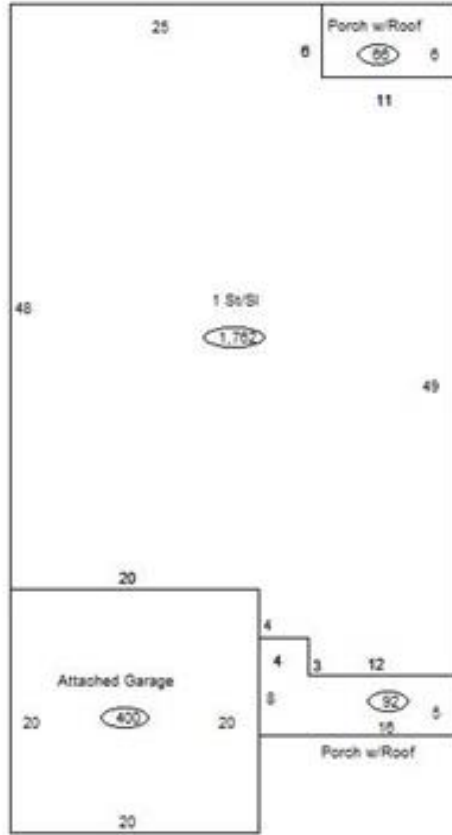
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### Sketch Image

660087418



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,762	1.000	1,762
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PRCH		13	SLBC	66	1.000	66
<b>Total Building Area</b>						<b>1,762</b>		<b>1,762</b>