



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:57:18
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660097395 Parcel ID 000000-00-0-00458-005-0021 Cadastral ID 10-21-14-06830 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 324737 FRITTS, JOANN IRREVOCABLE TRUST BRIAN FRITTS-TRUSTEE 14609 E 111TH CT N OWASSO OK 74055-0000 Parcel Location Situs 14609 E 111TH CT N Subdivision LAKE VALLEY V PHASE II Lot/Block 0021 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1426		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,210.00 x 5.30 = 32,913		
Factor Value			
Adjustments	1.0000		
Lot Value	32,913		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,810	139.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	235,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.70	Total Misc Impr	+	2,890			
Roofing Adj	+ 4.90	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	238,374			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	19,070			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	219,304			
Adj Base Cost	= 136.47	Lot Value	+	32,913			
Total Area	x 1,626	Indicated Value	=	252,217			
Adjusted Cost	= 221,900	Value Per SqFt		155.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,304		
Lot Value	32,913		
Indicated Value	252,217	155.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,217	155.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125895	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	125897	52		52	26.77		1,392

