



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:57:29  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660097401 <b>Parcel ID</b> 000000-00-0-00458-005-0027 <b>Cadastral ID</b> 10-21-14-06890 <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> 318085 CHICAS, CHRISTIAN S & JOSE L & JUANA P CHICAS  14606 E 112TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 14606 E 112TH PL N <b>Subdivision</b> LAKE VALLEY V PHASE II <b>Lot/Block</b> 0027 / 0005 <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> Lot/Long: 36.31717971 -95.81022722																																																																																																									
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Time 08:57:29  
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.14		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,096.00 x 5.30 = 32,309		
Factor Value			
Adjustments	1.0000		
Lot Value	32,309		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,850 / 1,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,075	133.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	241,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.26	Total Misc Impr	+ 5,294
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 264,986
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 21,199
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 243,787
Adj Base Cost	= 132.78	Lot Value	+ 32,309
Total Area	x 1,850	Indicated Value	= 276,096
Adjusted Cost	= 245,643	Value Per SqFt	149.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,787		
Lot Value	32,309		
Indicated Value	276,096	149.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,096	149.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128873	15x8		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	128874	79		79	26.68		2,108



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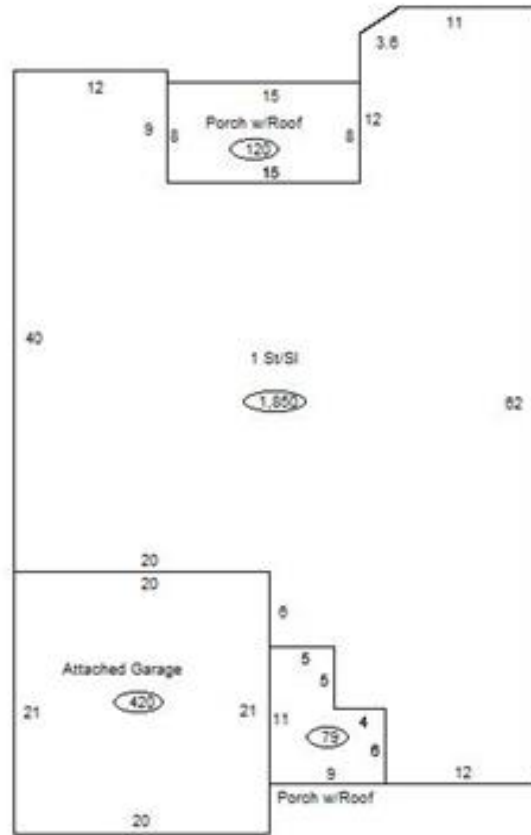
Date 04/18/2026

Time 08:57:29

Page 3

### Sketch Image

660097401



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,850	1.000	1,850
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	79	1.000	79
<b>Total Building Area</b>						<b>1,850</b>		<b>1,850</b>