



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:58:21
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Assessment Data					Primary Image																																																																																																				
Account 660097429 Parcel ID 000000-00-0-00458-006-0012 Cadastral ID 10-21-14-07170 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 309572 KATSIS, STEVEN B REVOCABLE TRUST 8616 EASTIN RIDGE DR OWASSO OK 74055-0000 Parcel Location Situs 14623 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0012 / 0006 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	0.1785		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,777.00 x 5.30 = 41,218		
Factor Value			
Adjustments	1.0000		
Lot Value	41,218		



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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	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	220,205	145.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	221,150		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.65	Total Misc Impr	+ 3,214
Roofing Adj	+ 4.96	Garage Cost	+ 14,049
Subfloor Adj	+ -2.31	Total RCN	= 231,755
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 18,540
Plumbing Adj	+ 12.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,215
Adj Base Cost	= 141.86	Lot Value	+ 41,218
Total Area	x 1,512	Indicated Value	= 254,433
Adjusted Cost	= 214,492	Value Per SqFt	168.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,215		
Lot Value	41,218		
Indicated Value	254,433	168.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,433	168.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	122856	13x6		78	11.48		895
PRCH	SLAB PORCH - COVERED	122858	87		87	26.66		2,319

