



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:58:40
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Assessment Data					Primary Image																																																																																																				
Account 660097439 Parcel ID 000000-00-0-00458-006-0022 Cadastral ID 10-21-14-07270 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 315781 WHEELER, RYAN M & STEPHANIE D 14603 E 112TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14603 E 112TH PL N Subdivision LAKE VALLEY V PHASE II Lot/Block 0022 / 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	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1607		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,002.00 x 5.30 = 37,111		
Factor Value			
Adjustments	1.0000		
Lot Value	37,111		

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	1,626 / 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



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-7-21\IMG_000 7/21/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted 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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,947		
Lot Value	37,111		
Indicated Value	257,058	158.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,058	158.09	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.13	Total Misc Impr	+	2,890			
Roofing Adj	+ 4.90	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	239,073			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	19,126			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	219,947			
Adj Base Cost	= 136.90	Lot Value	+	37,111			
Total Area	x 1,626	Indicated Value	=	257,058			
Adjusted Cost	= 222,599	Value Per SqFt		158.09			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123642	14x4		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	123644	52		52	26.77		1,392



Rogers

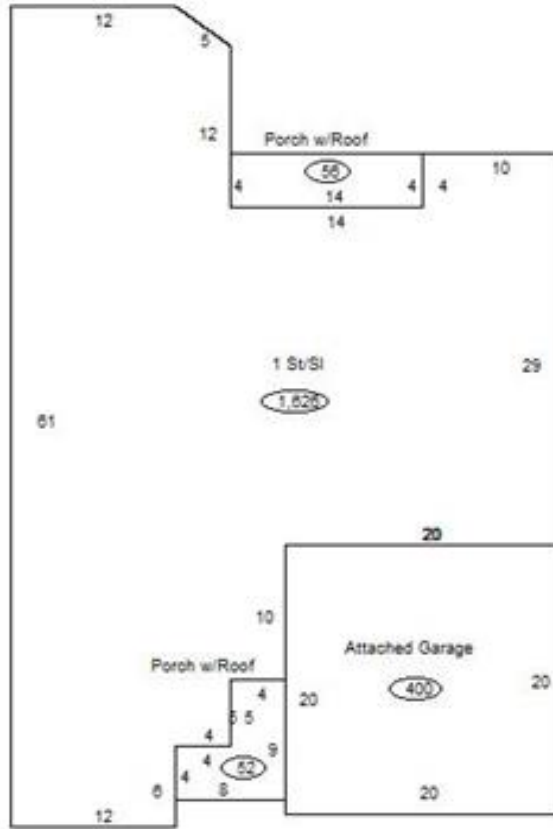
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Sketch Image

660097439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,626	1.000	1,626
2	M	PRCH		13	SLBC	56	1.000	56
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,626		1,626