



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:42:15
Page 1

Assessment Data					Primary Image																																																																				
Account 660101374 Parcel ID 000000000-1010196-015-0001 Cadastral ID 27-21-14-06100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329104 NICHOLS, ROBERT & ELIZABETH 14902 E 82ND ST N OWASSO OK 74055-0000 Parcel Location Situs 14902 E 82ND ST N Subdivision HOMESTEAD Lot/Block 0001 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																									
Legal Description Lot/Long: 36.27166307 -95.81014928																																																																									
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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0981	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	47,834.00 x 2.57 = 122,741	
Factor Value		
Adjustments	1.0000	
Lot Value	122,741	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,802 / 2,802
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,802
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,151 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	423,516 151.15 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	572,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.57	Total Misc Impr	+ 26,578				
Roofing Adj	+ 5.07	Garage Cost	+ 42,829				
Subfloor Adj	+ -3.22	Total RCN	= 436,077				
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 21,804				
Plumbing Adj	+ 7.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 414,273				
Adj Base Cost	= 130.86	Lot Value	+ 122,741				
Total Area	x 2,802	Indicated Value	= 537,014				
Adjusted Cost	= 366,670	Value Per SqFt	191.65				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	414,273
Lot Value	122,741
Indicated Value	537,014 191.65 Per SqFt
Agland Value	
Site Improvements	
Total Value	537,014 191.65 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	143900	174		174	28.91	5,030
PRCH	SLAB PORCH - COVERED	143901	545		545	27.74	15,118
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63	6,430

