



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660105477 Parcel ID 000000-0001-006-0-000-00 Cadastral ID 27-21-14-07060 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 342561 ALDRIDGE, HEATHER 14504 E 80TH CT N OWASSO OK 74055-0000 Parcel Location Situs 14504 E 80TH CT N Subdivision PRESLEY HOLLOW Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-9-18\IMG_0005.JPG 9/18/2023</p>																																																																
Legal Description Lot/Long: 36.27012492 -95.81155590 LOT 6 BLOCK 1 PRESLEY HOLLOW																																																																					
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4785		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,843.00 x 4.60 = 95,782		
Factor Value			
Adjustments	1.3696		
Lot Value	131,179		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,135 / 2,135
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,135
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	315,433		
Lot Value	131,179		
Indicated Value	446,612	209.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	446,612	209.19	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111,44	Total Misc Impr	+	13,136
Roofing Adj	+ 5.29	Garage Cost	+	22,729
Subfloor Adj	+ -3.40	Total RCN	=	321,870
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	6,437
Plumbing Adj	+ 6.16	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	315,433
Adj Base Cost	= 133.96	Lot Value	+	131,179
Total Area	x 2,135	Indicated Value	=	446,612
Adjusted Cost	= 286,005	Value Per SqFt		209.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158083	19x11		209	28.77		6,013
PRCH	Slab Porch - Covered	158085	8x5		40	29.40		1,176
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947

