



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:39:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019644 Parcel ID 000000-00-0-00345-001-0003 Cadastral ID 23-21-14-01930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335911 GOYER, MATTHEW DANE 17578 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17578 E 90TH ST N Subdivision GREEN MEADOWS 1 Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28422777 -95.77828242																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.017 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,300.00 x 2.67 = 118,389 Factor Value Adjustments 1.0000 Lot Value 118,389		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	2,613 / 2,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,613
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	304,825	116.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	344,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.93	Total Misc Impr	+	27,268			
Roofing Adj	+ 4.37	Garage Cost	+	15,422			
Subfloor Adj	+ -2.19	Total RCN	=	368,505			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	158,457			
Plumbing Adj	+ 5.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	210,048			
Adj Base Cost	= 124.69	Lot Value	+	118,389			
Total Area	x 2,613	Indicated Value	=	328,437			
Adjusted Cost	= 325,815	Value Per SqFt		125.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,048		
Lot Value	118,389		
Indicated Value	328,437	125.69	Per SqFt
Agland Value			
Site Improvements	43,785		
Total Value	372,222	142.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	47574	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	47575	22x8		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	47576	568		568	25.26		14,348



Rogers

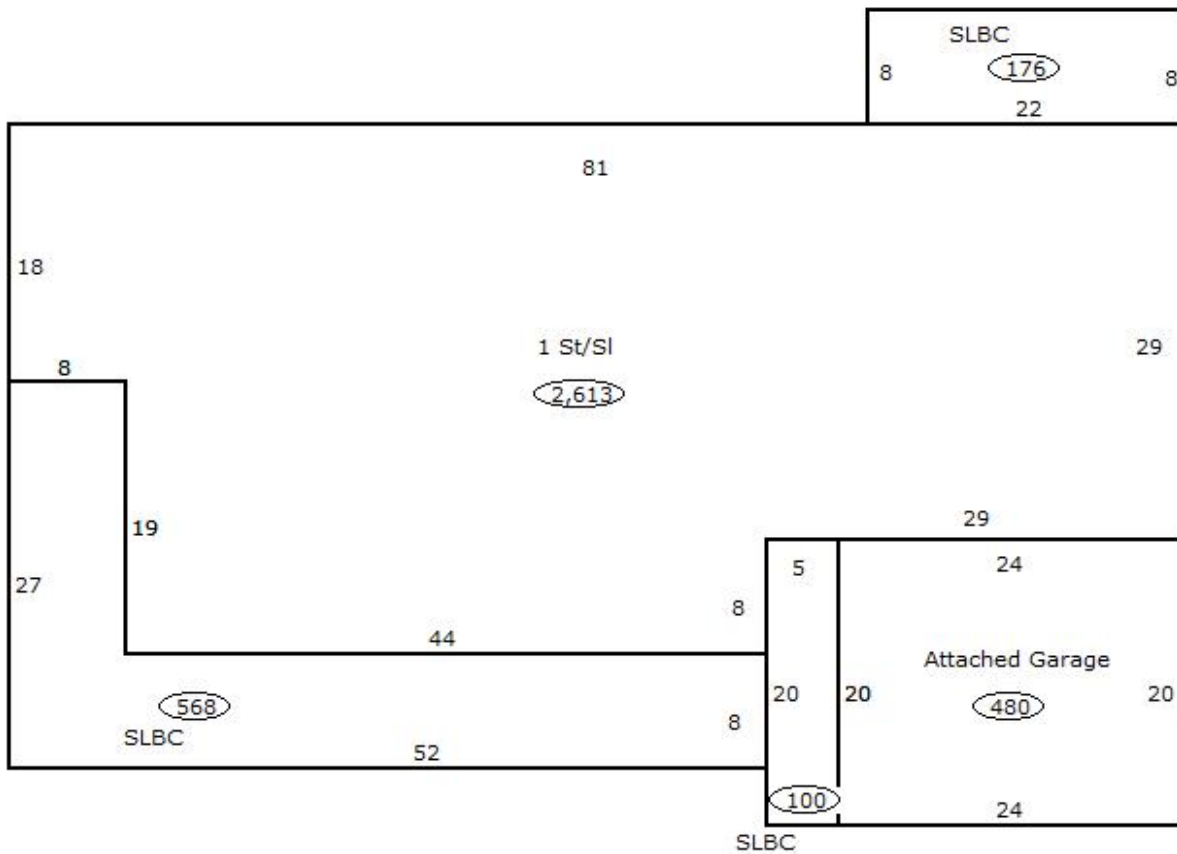
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,613	1.000	2,613
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	176	1.000	176
5	M	PRCH		13	SLBC	568	1.000	568
Total Building Area						2,613		2,613



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	35x50x0			1,750
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (27.80 x 1,750)	48,650	48,650	4,865	43,785