



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	660019647													
Parcel ID	000000-00-0-00345-001-0006													
Cadastral ID	23-21-14-01960													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	257047													
BOHANNAN, RICHARD L &														
CAREY D														
17534 E 90TH ST N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	17534 E 90TH ST N													
Subdivision	GREEN MEADOWS 1													
Lot/Block	0006 / 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: 36.28423245 -95.78050584														
LOT 6 BLOCK 1 GREEN MEADOWS EST. 1														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
927/258	ANGUAS, RONALD KENNETH &	08/11/1993	81,700	Yes										
890/215	WARREN, KENNETH RAY &	08/20/1992	81,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	118,259	55,642	11%	6,121	Assessed	22,776						
Year Frozen	0	Improvements	151,417	151,417		16,655	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	269,676	207,059		22,776	Total Taxable	21,776						
-98.00														
2,133.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019647	BOHANNAN, RICHARD L &	3	267,416	1000	21,113	2,068.00							
2024	2024-660019647	BOHANNAN, RICHARD L &	3	260,860	1000	20,469	1,966.00							
2023	2023-660019647	BOHANNAN, RICHARD L &	3	201,853	1000	19,844	1,860.00							
2022	2022-660019647	BOHANNAN, RICHARD L &	3	184,041	1000	19,236	1,885.00							
2021	2021-660019647	BOHANNAN, RICHARD L &	3	188,642	1000	18,647	1,804.00							
2020	2020-660019647	BOHANNAN, RICHARD L &	3	185,768	1000	18,075	1,746.00							
2019	2019-660019647	BOHANNAN, RICHARD L &	3	178,675	1000	17,519	1,694.00							
2018	2018-660019647	BOHANNAN, RICHARD L &	3	185,547	1000	16,980	1,580.00							
2017	2017-660019647	BOHANNAN, RICHARD L &	3	183,659	1000	16,457	1,548.00							
2016	2016-660019647	BOHANNAN, RICHARD L &	3	179,653	1000	15,948	1,502.00							
2015	2015-660019647	BOHANNAN, RICHARD L &	3	174,800	1000	15,454	1,466.00							
2014	2014-660019647	BOHANNAN, RICHARD L &	3	176,290	1000	14,975	1,433.00							
2013	2013-660019647	BOHANNAN, RICHARD L &	3	167,934	1000	14,511	1,359.00							



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0141 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,176.00 x 2.68 = 118,259 Factor Value Adjustments 1.0000 Lot Value 118,259		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,667 / 1,667
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,667
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,912	116.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	273,280		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.98	Total Misc Impr	+	8,253	
Roofing Adj	+ 4.43	Garage Cost	+	14,704	
Subfloor Adj	+ -1.15	Total RCN	=	243,301	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	107,052	
Plumbing Adj	+ 8.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	136,249	
Adj Base Cost	= 132.18	Lot Value	+	118,259	
Total Area	x 1,667	Indicated Value	=	254,508	
Adjusted Cost	= 220,344	Value Per SqFt		152.67	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,249		
Lot Value	118,259		
Indicated Value	254,508	152.67	Per SqFt
Agland Value			
Site Improvements	15,168		
Total Value	269,676	161.77	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	47587	6x2		12	24.23		291
PRCH	SLAB PORCH - COVERED	47588	12x10		120	23.88		2,866



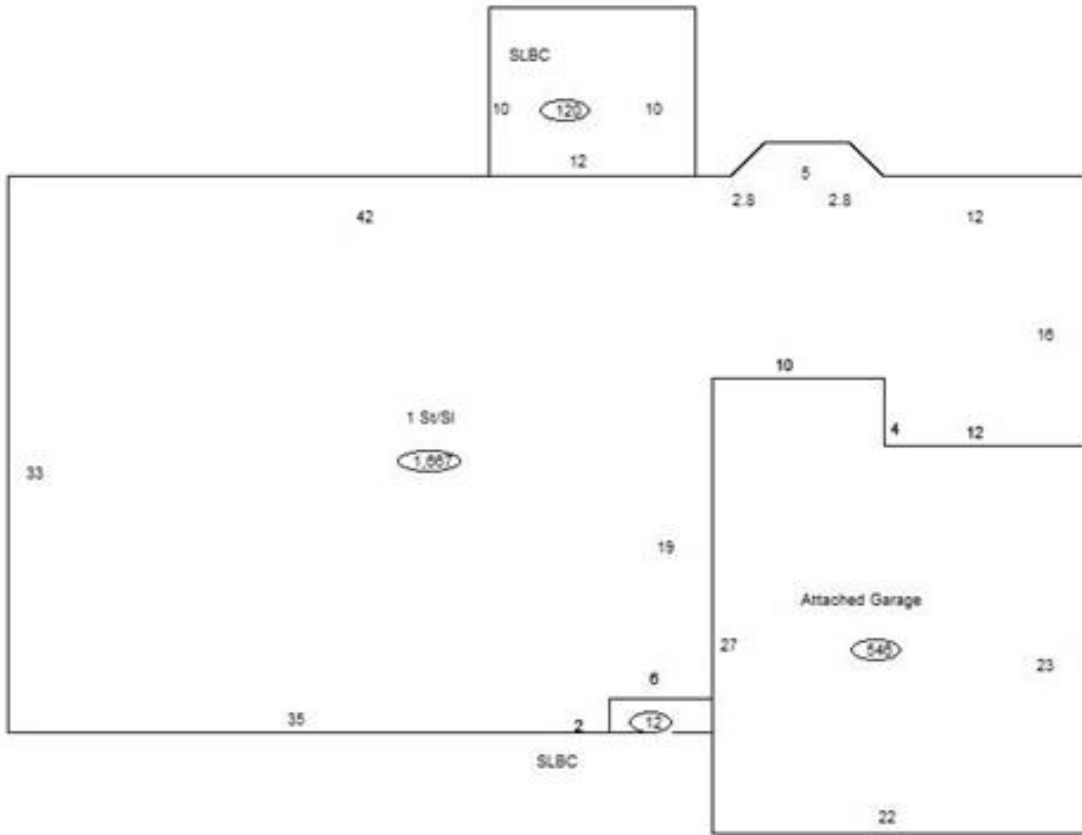
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,667	1.000	1,667
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	12	1.000	12
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,667		1,667



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD
Base Cost (16.00 x 1,200)		19,200	19,200	4,032		15,168