



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:39:04
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Assessment Data					Primary Image																																																																																																																				
Account 660019675 Parcel ID 000000-00-0-00348-001-0004 Cadastral ID 23-21-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 293448 PETERSON, TIMOTHY J & VIVIAN K 17409 E 89TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 17409 E 89TH ST N Subdivision GREEN MEADOWS 2 Lot/Block 0004 / 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 Lat/Long: 36.28335323 -95.78357725					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>R24 033</td> <td>R25 NEW RMA 2544 SQ FT</td> <td>02/2024</td> <td>08/2024</td> <td>211,419</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 033	R25 NEW RMA 2544 SQ FT	02/2024	08/2024	211,419																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1099 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,346.00 x 2.54 = 122,637 Factor Value Adjustments 1.0000 Lot Value 122,637		<p style="text-align: right; color: orange;">08/16/2022 11:54</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,544 / 2,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,544
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	267,525 105.16 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	325,170 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.34	Total Misc Impr	+	21,842	
Roofing Adj	+ 4.50	Garage Cost	+	16,627	
Subfloor Adj	+ -2.15	Total RCN	=	351,381	
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	147,580	
Plumbing Adj	+ 7.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	203,801	
Adj Base Cost	= 123.00	Lot Value	+	122,637	
Total Area	x 2,544	Indicated Value	=	326,438	
Adjusted Cost	= 312,912	Value Per SqFt		128.32	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	203,801
Lot Value	122,637
Indicated Value	326,438 128.32 Per SqFt
Agland Value	
Site Improvements	5,376
Total Value	331,814 130.43 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	47701	8x6		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	47702	41x7		287	26.03		7,471
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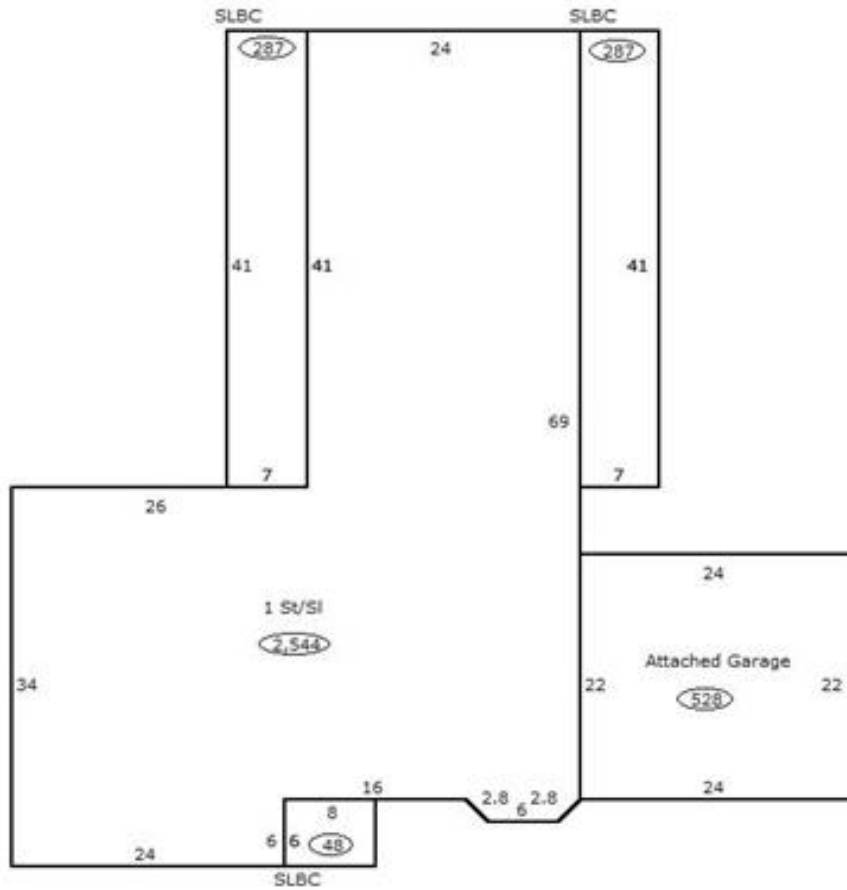


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Sketch Image

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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	2,544	1.000	2,544
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	287	1.000	287
5	M	PRCH		13	SLBC	287	1.000	287
Total Building Area						2,544		2,544



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x24x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 480)		7,680		7,680	2,304	5,376