



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 660019725 Parcel ID 000000-00-0-00354-001-0003 Cadastral ID 23-21-14-02730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267011 IVILL, JOHN D & RAENITA D 17607 E 89TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 17607 E 89TH ST N Subdivision GREEN MEADOWS 4 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 Lat/Long: 36.28353245 -95.77959525 LOT 3 BLOCK 1 GREEN MEADOWS EST. 4					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9891 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,087.00 x 2.70 = 116,335 Factor Value Adjustments 1.0000 Lot Value 116,335		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,490 / 1,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,490
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	604 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 43



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	184,688	123.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	230,680 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,484		
Lot Value	116,335		
Indicated Value	231,819	155.58	Per SqFt
Agland Value			
Site Improvements	9,677		
Total Value	241,496	162.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.97	Total Misc Impr	+ 15,279				
Roofing Adj	+ 4.52	Garage Cost	+ 15,885				
Subfloor Adj	+ -1.16	Total RCN	= 235,681				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 120,197				
Plumbing Adj	+ 9.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 115,484				
Adj Base Cost	= 137.26	Lot Value	+ 116,335				
Total Area	x 1,490	Indicated Value	= 231,819				
Adjusted Cost	= 204,517	Value Per SqFt	155.58				

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	47923		154	154	23.74		3,656
PRCH	SLAB PORCH - COVERED	47924	20x14		280	23.31		6,527



Rogers

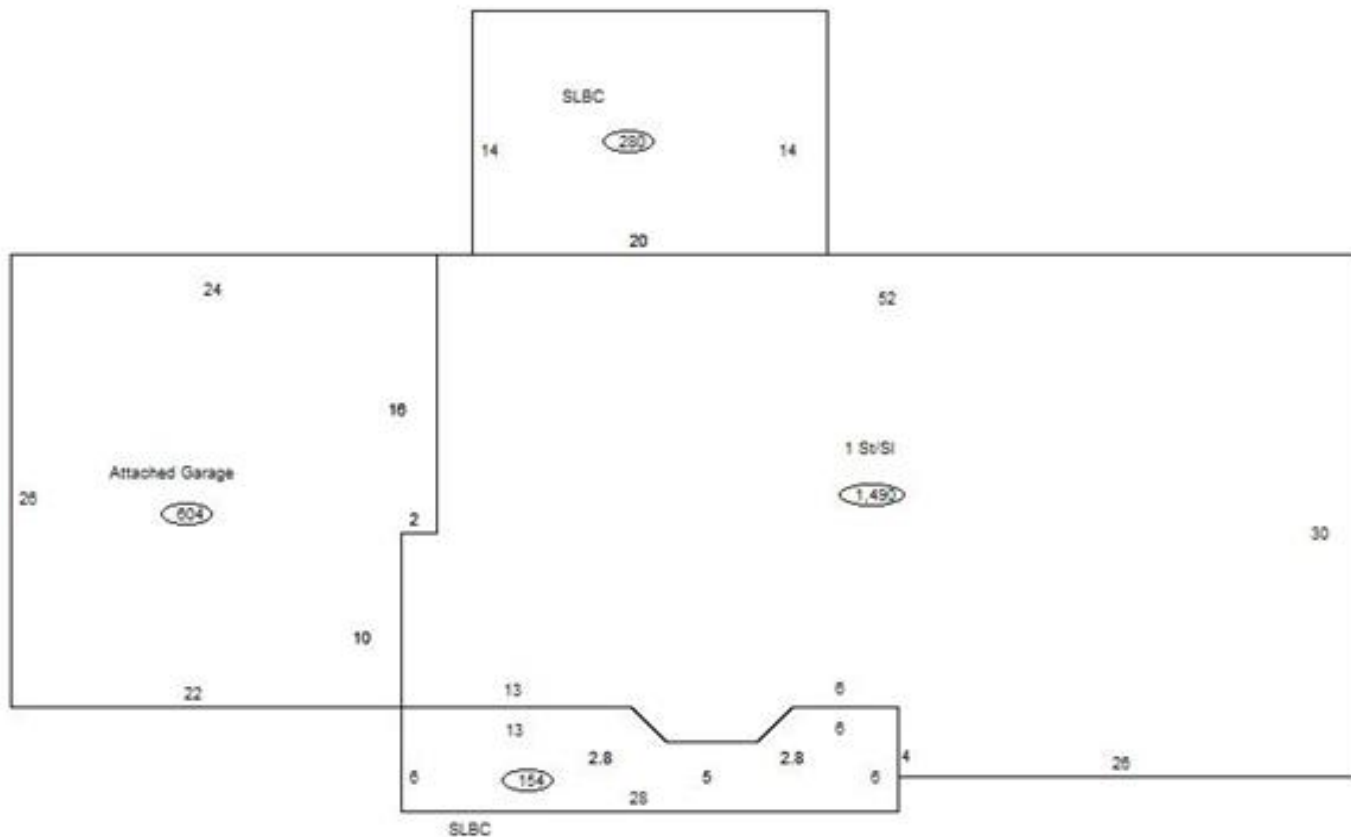
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,490	1.000	1,490
2	G	1		10	Attached Garage	604	1.000	604
3	M	PRCH		10	SLBC	154	1.000	154
4	M	PRCH		10	SLBC	280	1.000	280
Total Building Area						1,490		1,490



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	36x24x0			864
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 864)		13,824	13,824	4,147	9,677
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899	899	899	