



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	660019734													
Parcel ID	000000-00-0-00354-002-0003													
Cadastral ID	23-21-14-02820													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	132384													
RUSSELL, DONALD M JR														
17636 E 89TH N OWASSO OK 74055-0000														
Parcel Location														
Situs	17636 E 89TH ST N													
Subdivision	GREEN MEADOWS 4													
Lot/Block	0003 / 0002	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: 36.28255737 -95.77717585														
Building Permits														
LOT 3 BLOCK 2 GREEN MEADOWS EST. 4														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	119,364	45,066	11%	4,957	Assessed	23,129	2,265.72					
Year Frozen	0	Improvements	189,163	165,204		18,172	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	308,527	210,270		23,129	Total Taxable	22,129	2,168.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019734	RUSSELL, DONALD M JR	3	296,795	1000	21,456	2,102.00							
2024	2024-660019734	RUSSELL, DONALD M JR	3	271,161	1000	20,802	1,998.00							
2023	2023-660019734	RUSSELL, DONALD M JR	3	215,646	1000	20,167	1,890.00							
2022	2022-660019734	RUSSELL, DONALD M JR	3	186,824	1000	19,551	1,915.00							
2021	2021-660019734	RUSSELL, DONALD M JR	3	182,705	1000	19,098	1,848.00							
2020	2020-660019734	RUSSELL, DONALD M JR	3	179,821	1000	18,621	1,799.00							
2019	2019-660019734	RUSSELL, DONALD M JR	3	173,174	1000	18,049	1,745.00							
2018	2018-660019734	RUSSELL, DONALD M JR	3	179,737	1000	17,973	1,673.00							
2017	2017-660019734	RUSSELL, DONALD M JR	3	178,258	1000	17,420	1,639.00							
2016	2016-660019734	RUSSELL, DONALD M JR	3	173,799	1000	16,884	1,590.00							
2015	2015-660019734	RUSSELL, DONALD M JR	3	168,968	1000	16,363	1,552.00							
2014	2014-660019734	RUSSELL, DONALD M JR	3	171,286	1000	15,858	1,518.00							
2013	2013-660019734	RUSSELL, DONALD M JR	3	162,292	1000	15,366	1,439.00							



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0383 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,229.00 x 2.64 = 119,364 Factor Value Adjustments 1.0000 Lot Value 119,364		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,634 / 2,186
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,634
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	501 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 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	255,593	116.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	279,640		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.60	Total Misc Impr	+ 15,912				
Roofing Adj	+ 3.58	Garage Cost	+ 15,957				
Subfloor Adj	+ -1.72	Total RCN	= 281,488				
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 112,595				
Plumbing Adj	+ 7.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 168,893				
Adj Base Cost	= 114.19	Lot Value	+ 119,364				
Total Area	x 2,186	Indicated Value	= 288,257				
Adjusted Cost	= 249,619	Value Per SqFt	131.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,893		
Lot Value	119,364		
Indicated Value	288,257	131.87	Per SqFt
Agland Value			
Site Improvements	20,270		
Total Value	308,527	141.14	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	47967	46x7		322	25.92		8,346
PATO	SLAB PORCH - OPEN	47968	14x13		182	10.72		1,951



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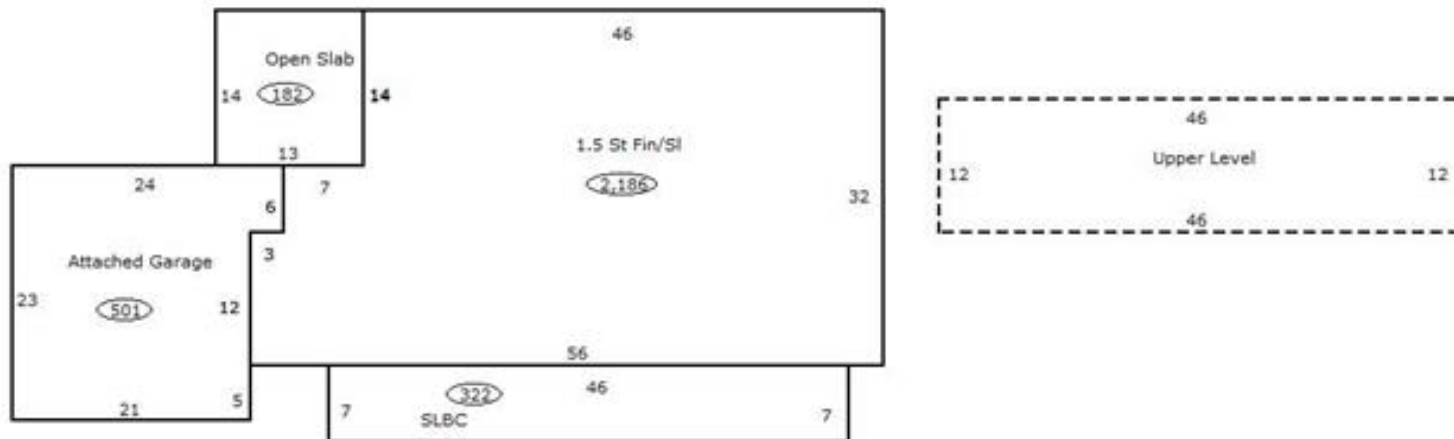
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,634	1.338	2,186
2	G	1		13	Attached Garage	501	1.000	501
3	M	PRCH		13	SLBC	322	1.000	322
4	M	PATO		13	Open Slab	182	1.000	182
5	U	^UL	Overhang	13	Upper Level	552	1.000	552
Total Building Area						1,634		2,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	2,252	20,270
	CP	CARPORT DIRT	12x22x0			264	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 264)		924		924	924	
	STF	STG FAIR	8x12x0			96	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 96)		449		449	449	