



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:24:22
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Assessment Data					Primary Image																																																																																																																				
Account 660020403 Parcel ID 000000-00-0-00303-001-0005 Cadastral ID 24-21-14-02950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331008 DERRICOTT, BRYAN C & LINDA J 18182 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18182 E 90TH ST N Subdivision EASTWOOD LAKE ESTATES 4 Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28425743 -95.76906050																																																																																																																									
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																																																																																																											
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0105	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,016.00 x 2.32 = 102,042	
Factor Value		
Adjustments	1.0000	
Lot Value	102,042	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Rustic Log 20% Veneer, Stone
Base/Total Area	2,540 / 3,268
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,540
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,944 Attached Garage - Unfinished 6 Stalls
Remodel	
Year/Eff Age	1984 / 32

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	527,435	161.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	556,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+	34,113			
Roofing Adj	+ 4.72	Garage Cost	+	72,336			
Subfloor Adj	+ -2.62	Total RCN	=	503,772			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	201,509			
Plumbing Adj	+ 7.31	Lump Sums	+	19,656			
Basement Adj	+ 0.00	RCNLD	=	321,919			
Adj Base Cost	= 121.58	Lot Value	+	102,042			
Total Area	x 3,268	Indicated Value	=	423,961			
Adjusted Cost	= 397,323	Value Per SqFt		129.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,919		
Lot Value	102,042		
Indicated Value	423,961	129.73	Per SqFt
Agland Value			
Site Improvements	42,417		
Total Value	466,378	142.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N26.0	BASEMENT PART FINISH	0	756		756	26.00		19,656
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	6,429.63		6,430
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PRCH	SLAB PORCH - COVERED	49996	50x7		350	28.31		9,909
PATO	SLAB PORCH - OPEN	49997	168		168	12.22		2,053
PATO	SLAB PORCH - OPEN	49998	76x10		760	9.69		7,364
PATO	SLAB PORCH - OPEN	50001	156		156	12.35		1,927



Rogers

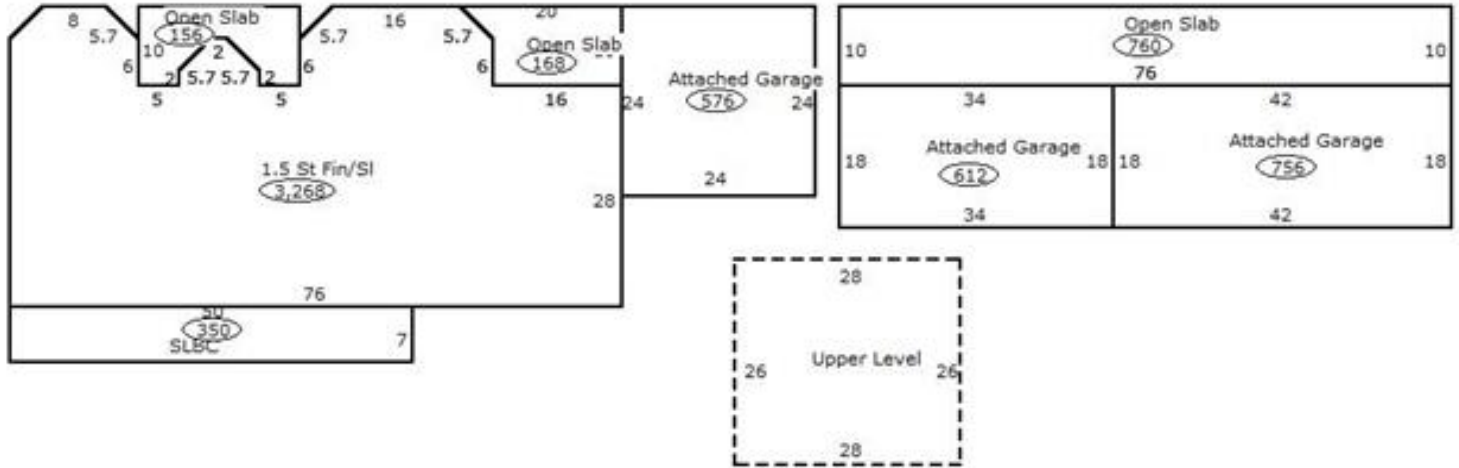
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Sketch Image

660020403



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,540	1.287	3,268
2	G	1		20	Attached Garage	576	1.000	576
3	M	PRCH		20	SLBC	350	1.000	350
4	M	PATO		20	Open Slab	168	1.000	168
5	M	PATO		20	Open Slab	760	1.000	760
6	G	1		20	Attached Garage	756	1.000	756
7	G	1		20	Attached Garage	612	1.000	612
8	M	PATO		20	Open Slab	156	1.000	156
9	U	^UL	Overhang	20	Upper Level	728	1.000	728
Total Building Area						2,540		3,268



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660020403

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	TNCT	TENNIS COURT	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (49,800.00 x 1) 49,800		Modifier Total	RCN 49,800	Depr (45% Phys/ % Func) 22,410	RCNLD 27,390
	STGG	STG GOOD	15x24x0			360
	Qual 4	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (9.36 x 360) 3,370		Modifier Total	RCN 3,370	Depr (25% Phys/ % Func) 843	RCNLD 2,527
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (50% Phys/ % Func) 12,500	RCNLD 12,500