



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:57:53
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Assessment Data					Primary Image																																																																																																																				
Account 660020413 Parcel ID 000000-00-0-00303-002-0005 Cadastral ID 24-21-14-03050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 325335 GORAN, FRANCIS HENRY JR & ROBYN RICKENNA 18241 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18241 E 90TH ST N Subdivision EASTWOOD LAKE ESTATES 4 Lot/Block 0005 / 0002 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: 36.28486941 -95.76728337																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0945 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,676.00 x 2.23 = 106,434 Factor Value Adjustments 1.0000 Lot Value 106,434		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,591 / 2,586
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,591
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	825 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



\\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	
Adjusted R	0.8445		
Indicated Value	337,759	130.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	342,850 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,740		
Lot Value	106,434		
Indicated Value	355,174	137.34	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	358,124	138.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.22	Total Misc Impr	+ 27,827				
Roofing Adj	+ 3.47	Garage Cost	+ 30,698				
Subfloor Adj	+ -2.21	Total RCN	= 365,794				
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 117,054				
Plumbing Adj	+ 6.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 248,740				
Adj Base Cost	= 118.82	Lot Value	+ 106,434				
Total Area	x 2,586	Indicated Value	= 355,174				
Adjusted Cost	= 307,269	Value Per SqFt	137.34				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	50054		350	350	28.31		9,909
PRCH	SLAB PORCH - COVERED	50055	31x12		372	28.24		10,505
PATO	SLAB PORCH - OPEN	50056		76	76	12.93		983



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950