



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:24:56  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020421 <b>Parcel ID</b> 000000-00-0-00303-003-0005 <b>Cadastral ID</b> 24-21-14-03130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 130484 PARHAM, ASHLEY  18425 E 90TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18425 E 90TH ST N <b>Subdivision</b> EASTWOOD LAKE ESTATES 4 <b>Lot/Block</b> 0005 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 24 / 21 / 14 / 5 <b>Neighborhood</b> 1136 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28493573 -95.76564016 LOT 5 BLOCK 3 EASTWOOD LAKE ESTS. 4																																																																																																																									
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Time 22:24:56  
Page 2

Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.017	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,301.00 x 2.31 = 102,384	
Factor Value		
Adjustments	1.0000	
Lot Value	102,384	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,539 / 2,063
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,539
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	606 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach		Manual : 01/2025	
Base Cost	98.31	Total Misc Impr	+ 15,864
Roofing Adj	+ 3.69	Garage Cost	+ 18,489
Subfloor Adj	+ -1.72	Total RCN	= 286,844
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	- 106,132
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,712
Adj Base Cost	= 122.39	Lot Value	+ 102,384
Total Area	x 2,063	Indicated Value	= 283,096
Adjusted Cost	= 252,491	Value Per SqFt	137.23



\\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	247,652	120.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	338,240 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,712		
Lot Value	102,384		
Indicated Value	283,096	137.23	Per SqFt
Agland Value			
Site Improvements	9,000		
Total Value	292,096	141.59	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	50101	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	50102	332		332	25.89		8,595
PATO	SLAB PORCH - OPEN	50103	22x4		88	11.48		1,010



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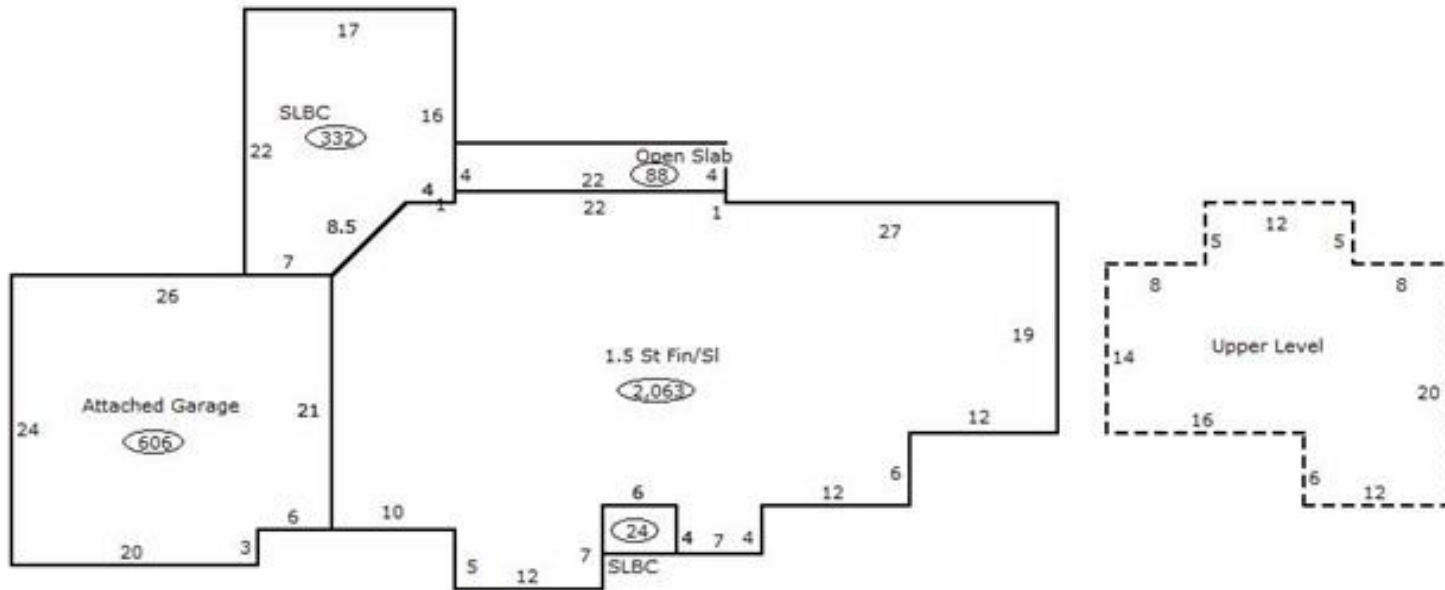
Date 04/16/2026

Time 22:24:56

Page 3

Sketch Image

660020421



### 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	1,539	1.340	2,063
2	G	1		13	Attached Garage	606	1.000	606
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	332	1.000	332
5	M	PATO		13	Open Slab	88	1.000	88
6	U	^UL	Overhang	13	Upper Level	524	1.000	524
<b>Total Building Area</b>						<b>1,539</b>		<b>2,063</b>



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Page 4

660020421

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x30x0			750
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 750)	12,000	12,000	3,000	9,000