



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:24:58  
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Assessment Data	Primary Image
<b>Account</b> 660020422 <b>Parcel ID</b> 000000-00-0-00303-003-0006 <b>Cadastral ID</b> 24-21-14-03140 <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> 295106 <b>FONDREN, JOSHUA A</b>	

9016 N 186TH AVE E  
OWASSO OK 74055-0000

### Parcel Location

**Situs** 09016 N 186TH E AVE  
**Subdivision** EASTWOOD LAKE ESTATES 4  
**Lot/Block** 0006 / 0003 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 24 / 21 / 14 / 5  
**Neighborhood** 1136 - R-V04-SW OWASSO  
**School District** S021 - OWASSO SCHOOLS

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

Legal Description	Lat/Long: 36.28550378 -95.76561016	Building Permits										
LOT 6 BLOCK 3 EASTWOOD LAKE ESTS. 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					
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Exemptions	Sale History																														
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Parcel Valuation								
<b>Source</b>	REAL	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>
<b>Remove Cap</b>	2008	<b>Land Value</b>	102,248	58,612	11%	<b>Assessed</b>	28,281	3,069.56
<b>Year Frozen</b>	0	<b>Improvements</b>	228,837	198,487		<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		<b>Exemption</b>	1,000	-98.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	331,085	257,099		<b>Total Taxable</b>	27,281	2,972.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660020422	FONDREN, JOSHUA A	7	323,221	1000	26,458	2,882.00	
2024	2024-660020422	FONDREN, JOSHUA A	7	302,135	1000	25,657	2,846.00	
2023	2023-660020422	FONDREN, JOSHUA A	7	240,583	1000	24,881	2,702.00	
2022	2022-660020422	FONDREN, JOSHUA A	7	228,431	1000	24,127	2,723.00	
2021	2021-660020422	FONDREN, JOSHUA A	7	247,309	1000	26,204	2,923.00	
2020	2020-660020422	FONDREN, JOSHUA A	7	248,411	1000	25,782	2,873.00	
2019	2019-660020422	FONDREN, JOSHUA A	7	236,385	1000	25,002	2,788.00	
2018	2018-660020422	FONDREN, JOSHUA A	7	243,137	1000	25,745	2,778.00	
2017	2017-660020422	FONDREN, JOSHUA A	7	241,197	1000	25,532	2,781.00	
2016	2016-660020422	FONDREN, JOSHUA A	7	235,086	1000	24,821	2,706.00	
2015	2015-660020422	FONDREN, JOSHUA A	7	227,896	1000	24,069	2,640.00	
2014	2014-660020422	FONDREN, JOSHUA A	7	234,180	1000	23,993	2,654.00	
2013	2013-660020422	FONDREN, JOSHUA A	7	221,594	1000	23,265	2,526.00	



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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0144 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,188.00 x 2.31 = 102,248 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 102,248		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,564 / 2,422
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,564
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 30



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	315,575	130.30	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>	8		
<b>Indicated Value</b>	331,870		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.27	<b>Total Misc Impr</b>	+ 24,081				
<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+ 24,511				
<b>Subfloor Adj</b>	+ -3.17	<b>Total RCN</b>	= 363,234				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 37%)</b>	- 134,397				
<b>Plumbing Adj</b>	+ 10.40	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 228,837				
<b>Adj Base Cost</b>	= 129.91	<b>Lot Value</b>	+ 102,248				
<b>Total Area</b>	x 2,422	<b>Indicated Value</b>	= 331,085				
<b>Adjusted Cost</b>	= 314,642	<b>Value Per SqFt</b>	136.70				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	228,837		
<b>Lot Value</b>	102,248		
<b>Indicated Value</b>	331,085	136.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	331,085	136.70	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	50107	27x17		459	31.44		14,431
PRCH	SLAB PORCH - COVERED	50108	73		73	32.96		2,406





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899		899