



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:43
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Assessment Data					Primary Image																																																																																																																				
Account 660056621 Parcel ID 000000-00-0-00283-001-0003 Cadastral ID 19-21-15-01220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310639 JOHNSON, FRED H & KELLY 8630 EASTIN RIDGE DR OWASSO OK 74055-0000 Parcel Location Situs 08630 EASTIN RIDGE DR Subdivision EASTIN RIDGE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 15 / 5 Neighborhood 1130 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27949376 -95.75755615																																																																																																																									
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Lot Data		Square-Foot - NBHD 1130 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	3.3143		
Topography			
Street Access			
Utilities			
Amenities	Private Lot		0
			0
Method	Square-Foot		
Base Lot Value	144,371.00 x .84 = 120,661		
Factor Value			
Adjustments	1.0000		
Lot Value	120,661		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	4,549 / 6,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,549
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	338 Carport - Gable Roof 4 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	1,023,597 150.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	63,120 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	961,871
Lot Value	120,661
Indicated Value	1,082,532 158.64 Per SqFt
Agland Value	
Site Improvements	20,100
Total Value	1,102,632 161.58 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.97	Total Misc Impr	+ 127,126
Roofing Adj	+ 4.39	Garage Cost	+ 8,406
Subfloor Adj	+ -4.09	Total RCN	= 1,093,690
Heat/Cool Adj	+ 20.10	Depreciation (15%)	- 164,054
Plumbing Adj	+ 7.04	Lump Sums	+ 32,235
Basement Adj	+ 0.00	RCNLD	= 961,871
Adj Base Cost	= 140.41	Lot Value	+ 120,661
Total Area	x 6,824	Indicated Value	= 1,082,532
Adjusted Cost	= 958,158	Value Per SqFt	158.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78682	376		376	43.92		16,514
GRAT	GARAGE - ATTACHED	78684	1557		1,557	65.30		101,672
PRCH	SLAB PORCH - COVERED	78685	20x10		200	44.70		8,940
WODO	WOOD DECK - OPEN	78686	1375		1,375	24.94	6%	32,235



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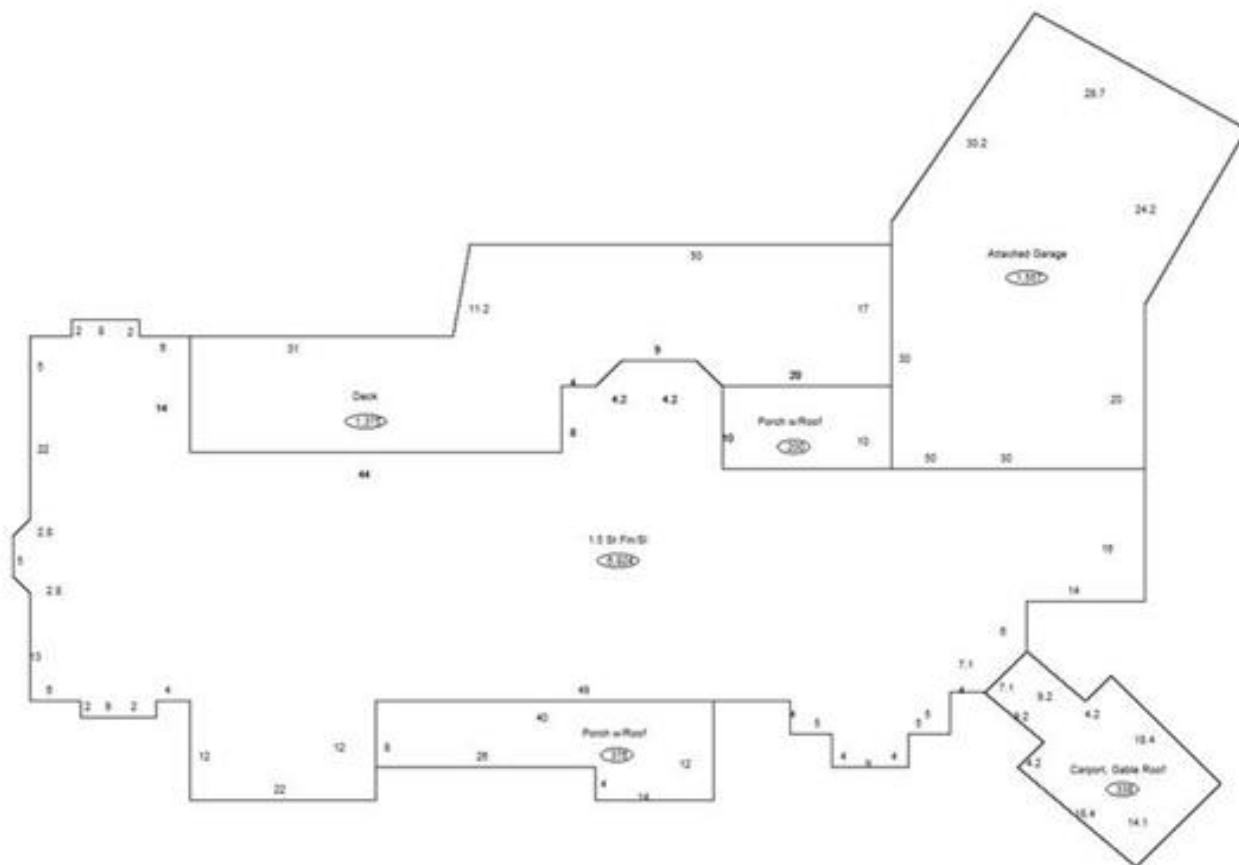
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Sketch Image

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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	4,549	1.500	6,824
2	M	PRCH		13	SLBC	376	1.000	376
3	G	3	Slab	13	Carport, Gable Roof	338	1.000	338
4	G	1		13	Attached Garage	1,557	1.000	1,557
5	M	PRCH		13	SLBC	200	1.000	200
6	M	WODO		13	WODO	1,375	1.000	1,375
Total Building Area						4,549		6,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (33% Phys/ % Func) 9,900	RCNLD 20,100
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD