



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:50:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660056624 <b>Parcel ID</b> 000000-00-0-00283-001-0006 <b>Cadastral ID</b> 19-21-15-01250 <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> 329888 NICHOLLS, STEPHEN J & ANDREA M TRUSTEES NICHOLLS FAMILY REVOC TRUST 8656 EASTIN RIDGE DR OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08656 EASTIN RIDGE DR <b>Subdivision</b> EASTIN RIDGE <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 15 / 5 <b>Neighborhood</b> 1130 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28150380 -95.75657934 LOT 6 BLOCK 1 EASTIN RIDGE					<b>Building Permits</b> <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>P19 000017</td> <td>R20- NEW POOL</td> <td>03/2019</td> <td>08/2019</td> <td>32,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P19 000017	R20- NEW POOL	03/2019	08/2019	32,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1130 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	3.1848		
Topography			
Street Access			
Utilities			
Amenities	Private Lot	0	
		0	
Method	Square-Foot		
Base Lot Value	138,730.00 x .86 = 118,687		
Factor Value			
Adjustments	1.0000		
Lot Value	118,687		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,261 / 6,389
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,261
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	2,174 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,054,098 164.99 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	715,920
Lot Value	118,687
Indicated Value	834,607 130.63 Per SqFt
Agland Value	
Site Improvements	30,000
Total Value	864,607 135.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.01	Total Misc Impr	+ 70,045
Roofing Adj	+ 3.23	Garage Cost	+ 111,765
Subfloor Adj	+ -2.19	Total RCN	= 954,560
Heat/Cool Adj	+ 18.45	Depreciation ( 25%)	- 238,640
Plumbing Adj	+ 4.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 715,920
Adj Base Cost	= 120.95	Lot Value	+ 118,687
Total Area	x 6,389	Indicated Value	= 834,607
Adjusted Cost	= 772,750	Value Per SqFt	130.63

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
CPDT	CARPORT - DETACHED	78689	41x32		1,312	15.88		20,835
PRCH	SLAB PORCH - COVERED	78691	14x4		56	37.14		2,080
PRCH	SLAB PORCH - COVERED	78692	124		124	36.82		4,566
PRCH	SLAB PORCH - COVERED	78693	12x6		72	37.09		2,670
PRCH	SLAB PORCH - COVERED	78694	11x6		66	37.11		2,449
PRCH	SLAB PORCH - COVERED	78695	408		408	35.55		14,504
PATO	SLAB PORCH - OPEN	78696	544		544	12.03		6,544



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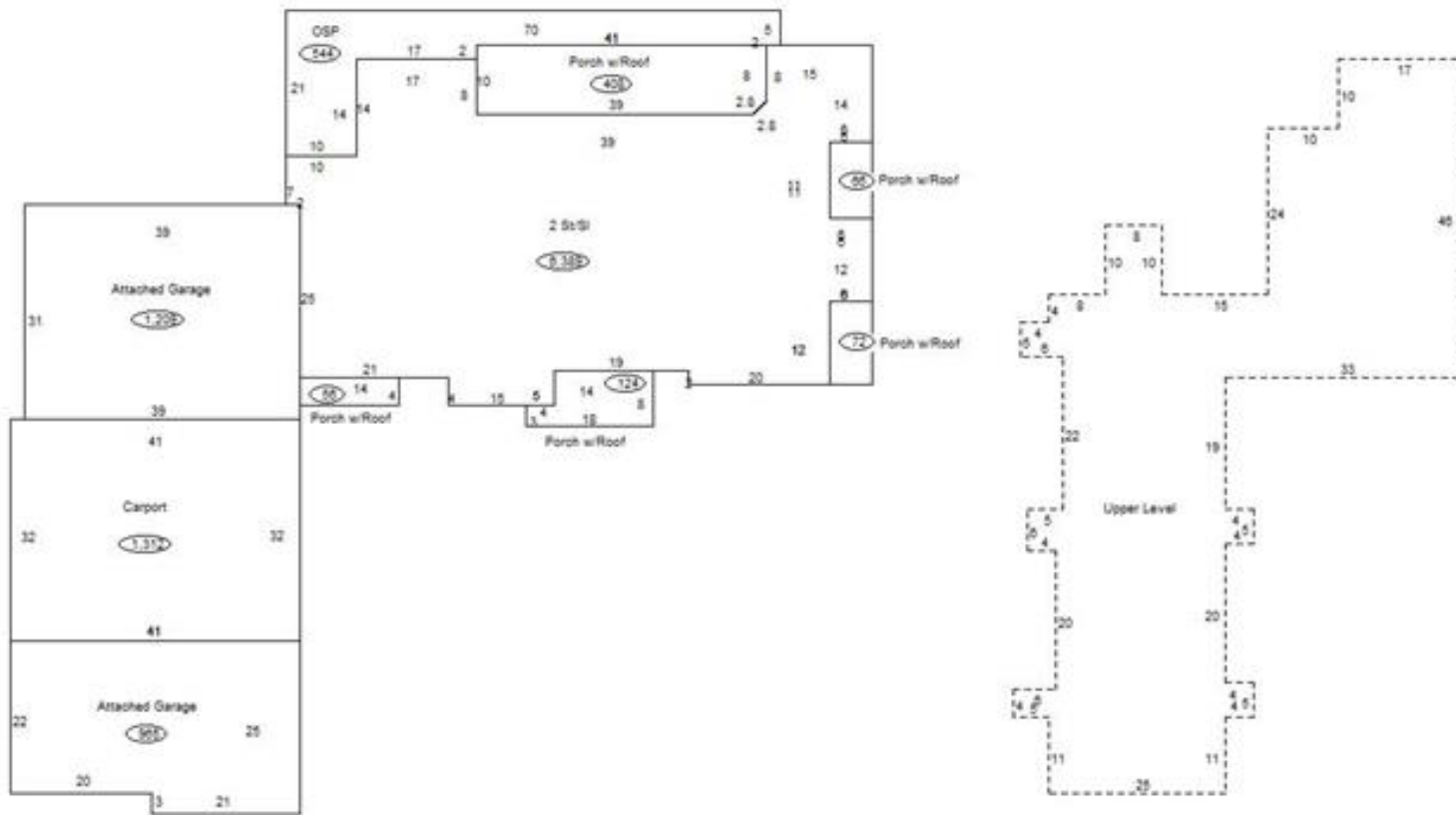
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### Sketch Image

660056624



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/SI	3,261	1.959	6,389
2	G	1		20	Attached Garage	1,209	1.000	1,209
3	M	CPDT		20	Carport	1,312	1.000	1,312
4	G	1		20	Attached Garage	965	1.000	965
5	M	PRCH		20	SLBC	56	1.000	56
6	M	PRCH		20	SLBC	124	1.000	124
7	M	PRCH		20	SLBC	72	1.000	72
8	M	PRCH		20	SLBC	66	1.000	66
9	M	PRCH		20	SLBC	408	1.000	408
10	M	PATO		20	Open Slab	544	1.000	544
11	U	^UL	Overhang	20	Upper Level	3,128	1.000	3,128
<b>Total Building Area</b>						<b>3,261</b>		<b>6,389</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2019	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000