



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:36
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Assessment Data					Primary Image																																																																																																																				
Account 660056629 Parcel ID 000000-00-0-00283-001-0011 Cadastral ID 19-21-15-01300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 332364 BUNN, JOHN DAVID & HEATHER ANN TRUSTEES BUNN FAMILY TRUST 8621 EASTIN RIDGE DR OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 08621 EASTIN RIDGE DR Subdivision EASTIN RIDGE Lot/Block 0011 / 0001 Parcel Size 1.01 - Lots Sec/Twn/Rng 19 / 21 / 15 / 5 Neighborhood 1130 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27950056 -95.75484820 LOT 11 BLOCK 1 EASTIN RIDGE & TR DESC 2022-010953 AS COMM SW/C LOT 10 EASTIN RIDGE; N88.2858E 205.57'; N82.5637E 174.23'; S18.4429E 20.89'; S89.2858W 179.63' TO POB.					Building Permits <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1130 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.4757		
Topography			
Street Access			
Utilities			
Amenities	Private Lot	0	
		0	
Method	Square-Foot		
Base Lot Value	107,840.00 x 1.00 =	107,876	
Factor Value			
Adjustments	1.0000		
Lot Value		107,876	



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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	70% Veneer, Masonry 30% Frame, Stucco
Base/Total Area	3,768 / 7,013
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,768
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	822 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,087,484 155.07 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	837,535
Lot Value	107,876
Indicated Value	945,411 134.81 Per SqFt
Agland Value	
Site Improvements	24,000
Total Value	969,411 138.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.95	Total Misc Impr	+ 35,291
Roofing Adj	+ 3.63	Garage Cost	+ 53,677
Subfloor Adj	+ -3.43	Total RCN	= 1,057,463
Heat/Cool Adj	+ 20.10	Depreciation (21%)	- 222,067
Plumbing Adj	+ 6.85	Lump Sums	+ 2,139
Basement Adj	+ 0.00	RCNLD	= 837,535
Adj Base Cost	= 138.10	Lot Value	+ 107,876
Total Area	x 7,013	Indicated Value	= 945,411
Adjusted Cost	= 968,495	Value Per SqFt	134.81

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	78708	19x6		114	45.43		5,179
PRCH	SLAB PORCH - COVERED	78709	11x5		55	45.77		2,517
PATO	SLAB PORCH - OPEN	78710	10x8		80	17.04		1,363
WODO	WOOD DECK - OPEN	78711	108		108	39.62	50%	2,139
PRCH	SLAB PORCH - COVERED	78712	37x8		296	44.29		13,110
PRCH	SLAB PORCH - COVERED	78713	23x4		92	45.59		4,194



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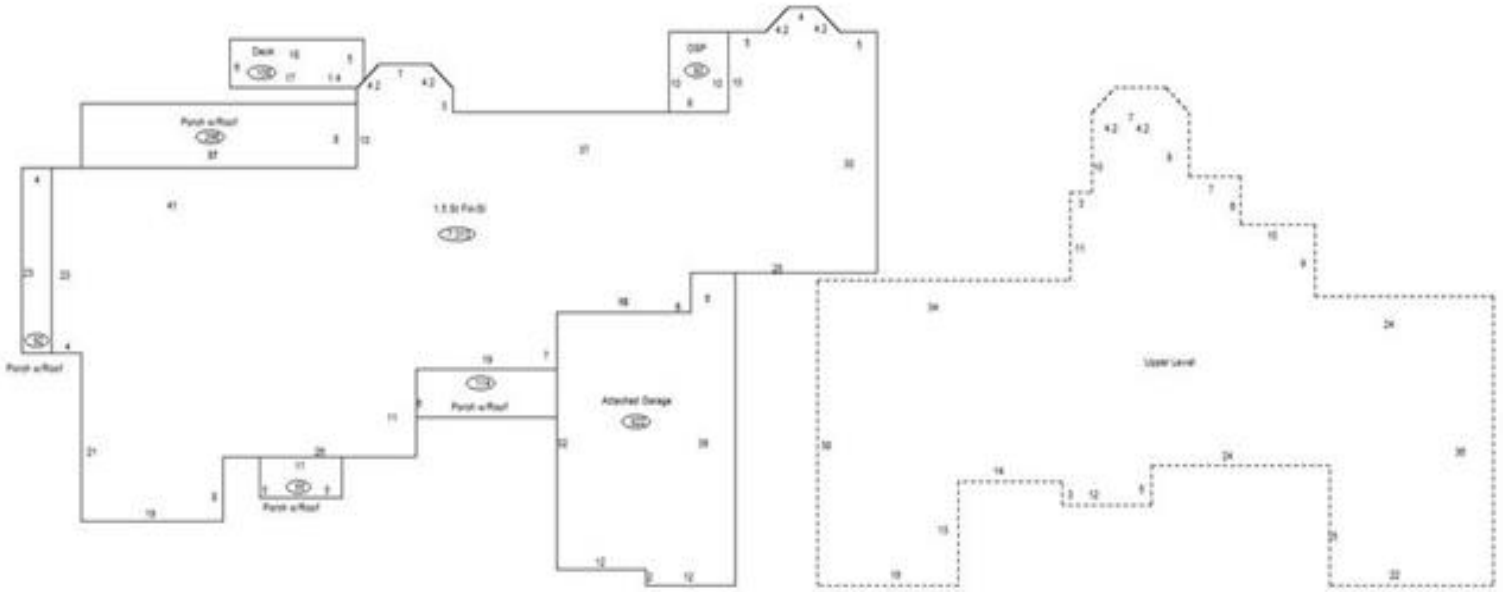
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Sketch Image

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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	3,768	1.861	7,013
2	G	1		13	Attached Garage	822	1.000	822
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PRCH		13	SLBC	55	1.000	55
5	M	PATO		13	Open Slab	80	1.000	80
6	M	WODO		13	WODO	108	1.000	108
7	M	PRCH		13	SLBC	296	1.000	296
8	M	PRCH		13	SLBC	92	1.000	92
9	U	^UL	Overhang	13	Upper Level	3,245	1.000	3,245
Total Building Area						3,768		7,013



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,000	24,000