



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:38
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Assessment Data					Primary Image																																																																																																																				
Account 660056630 Parcel ID 000000-00-0-00283-001-0012 Cadastral ID 19-21-15-01310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 275066 SAGE, MICHAEL P & SUZANNE E TRUSTEES 8603 EASTIN RIDGE DR OWASSO OK 74055-0000 Parcel Location Situs 08603 EASTIN RIDGE DR Subdivision EASTIN RIDGE Lot/Block 0012 / 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: 36.27886066 -95.75462697																																																																																																																									
Legal Description LOT 12 BLOCK 1 EASTIN RIDGE					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> </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	2.2888		
Topography			
Street Access			
Utilities			
Amenities	Private Lot	0	
		0	
Method	Square-Foot		
Base Lot Value	99,698.00 x 1.05 = 105,026		
Factor Value			
Adjustments	1.0000		
Lot Value	105,026		



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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% Veneer, Masonry
Base/Total Area	2,835 / 4,260
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,835
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	661,629	155.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	691,690 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.35	Total Misc Impr	+ 16,033
Roofing Adj	+ 4.29	Garage Cost	+ 40,717
Subfloor Adj	+ -2.91	Total RCN	= 620,135
Heat/Cool Adj	+ 18.45	Depreciation (28%)	- 173,638
Plumbing Adj	+ 8.07	Lump Sums	+ 3,421
Basement Adj	+ 0.00	RCNLD	= 449,918
Adj Base Cost	= 132.25	Lot Value	+ 105,026
Total Area	x 4,260	Indicated Value	= 554,944
Adjusted Cost	= 563,385	Value Per SqFt	130.27

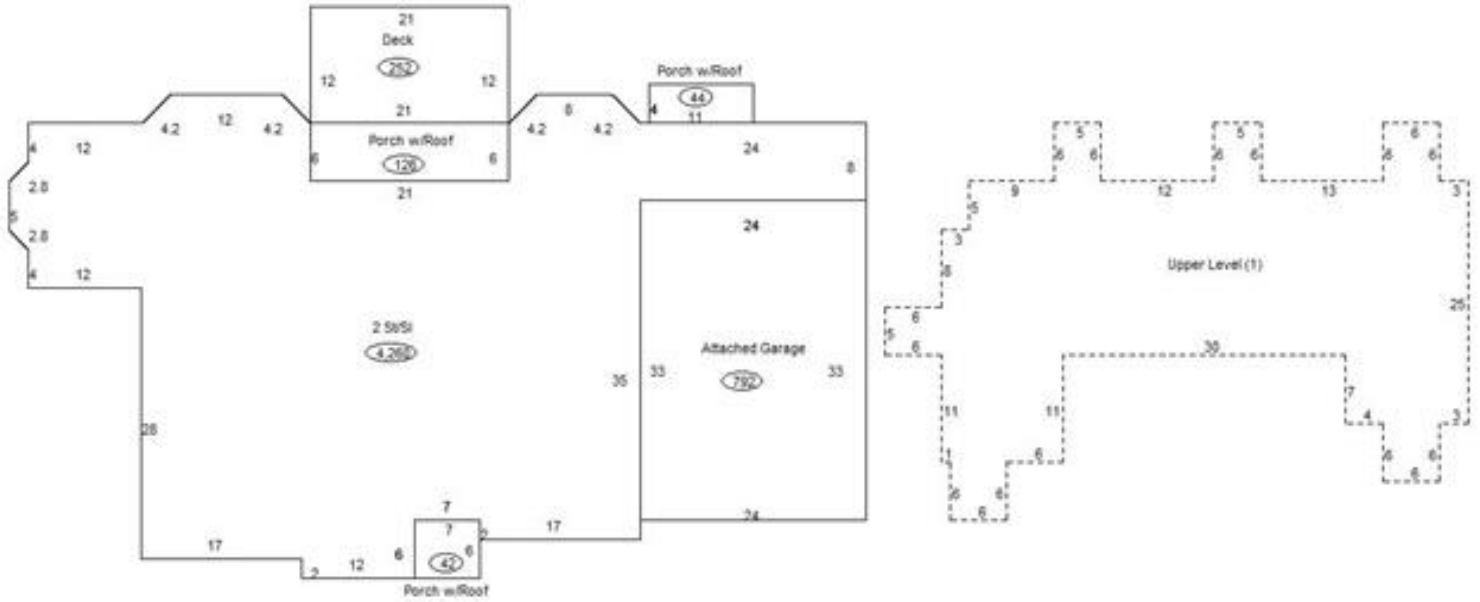
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	449,918		
Lot Value	105,026		
Indicated Value	554,944	130.27	Per SqFt
Agland Value			
Site Improvements	25,808		
Total Value	580,752	136.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	78717		42	42	37.19		1,562
PRCH	SLAB PORCH - COVERED	78718	21x6		126	36.80		4,637
WODO	WOOD DECK - OPEN	78719	21x12		252	27.15	50%	3,421
PRCH	SLAB PORCH - COVERED	78720	11x4		44	37.18		1,636



Sketch Image

660056630



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	2,835	1.503	4,260
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	126	1.000	126
5	M	WODO		13	WODO	252	1.000	252
6	M	PRCH		13	SLBC	44	1.000	44
7	U	^UL		13	Upper Level (1)	1,425	1.000	1,425
Total Building Area						2,835		4,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			957
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (27.24 x 957)		26,069	26,069	261	25,808	