



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
Account	660086874																																						
Parcel ID	000000-00-0-00946-001-0029																																						
Cadastral ID	01-21-14-05280																																						
Property Type	REAL - Real Property																																						
Property Class	RRP	VI Area 4																																					
Tax Area	7 - OWASSO/LIMESTONE FIRE																																						
Name ID	312234																																						
GOINS, JULIE ANN																																							
TRUSTEE																																							
4205 E 84TH ST N																																							
SPERRY	OK 74073-0000																																						
Parcel Location																																							
Situs	17720 E 121ST ST N																																						
Subdivision	WINFIELD RIDGE																																						
Lot/Block	0029 / 0001	Parcel Size 1 - Lots																																					
Sec/Twn/Rng	1 / 21 / 14 / 5																																						
Neighborhood	1014 - R-V04-SW OWASSO																																						
School District	S021 - OWASSO SCHOOLS																																						
Legal Description																																							
Lat/Long: 36.32941453 -95.77600827																																							
Building Permits																																							
WINFIELD RIDGE LOT 29 BLOCK 1																																							
<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																																							
Code	Type	Active	Maximum	Exemption																																			
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Parcel Valuation																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																															
Remove Cap	2015	Land Value	41,149	41,149	11%	Assessed	44,004	4,776.11																															
Year Frozen	0	Improvements	360,183	358,894		Penalty	0																																
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00																															
TIF Project ID	0	Total Value	401,332	400,043		Total Taxable	44,004	4,776.00																															
Assessment History																																							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-660086874	GOINS, JULIE ANN	7	392,343	0	41,909	4,548.00																																
2024	2024-660086874	GOINS, JULIE ANN	7	422,252	0	39,914	4,405.00																																
2023	2023-660086874	GOINS, JULIE ANN	7	391,643	0	38,013	4,105.00																																
2022	2022-660086874	GOINS, JULIE ANN	7	368,780	0	36,203	4,064.00																																
2021	2021-660086874	GOINS, JULIE ANN	7	313,447	0	34,479	3,827.00																																
2020	2020-660086874	GOINS, JULIE ANN	7	311,140	0	34,125	3,783.00																																
2019	2019-660086874	GOINS, JULIE ANN	7	295,454	0	32,500	3,606.00																																
2018	2018-660086874	GOINS, JULIE ANN	7	303,544	0	33,390	3,585.00																																
2017	2017-660086874	GOINS, JULIE ANN	7	301,016	0	33,112	3,588.00																																
2016	2016-660086874	GOINS, JULIE ANN	7	293,286	0	32,261	3,498.00																																
2015	2015-660086874	GOINS, JULIE ANN	7	284,141	0	31,256	3,410.00																																
2014	2014-660086874	GOINS, JULIE ANN	7	289,552	0	30,893	3,398.00																																
2013	2013-660086874	WILLIAMS, TERRY A &	7	271,888	0	29,422	3,176.00																																



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size	107 x 204		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5389		
Topography	HIGH		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	23,477.00 x 1.75 = 41,149		
Factor Value			
Adjustments	1.0000		
Lot Value	41,149		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,532 / 2,929
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,532
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	393,622 134.39 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	416,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	333,583
Lot Value	41,149
Indicated Value	374,732 127.94 Per SqFt
Agland Value	
Site Improvements	26,600
Total Value	401,332 137.02 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.56	Total Misc Impr	+	14,330
Roofing Adj	+ 4.45	Garage Cost	+	24,869
Subfloor Adj	+ -2.91	Total RCN	=	397,123
Heat/Cool Adj	+ 14.47	Depreciation (16%)	-	63,540
Plumbing Adj	+ 7.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	333,583
Adj Base Cost	= 122.20	Lot Value	+	41,149
Total Area	x 2,929	Indicated Value	=	374,732
Adjusted Cost	= 357,924	Value Per SqFt		127.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105813	20x8		160	28.96		4,634
PRCH	SLAB PORCH - COVERED	105814	112		112	29.16		3,266



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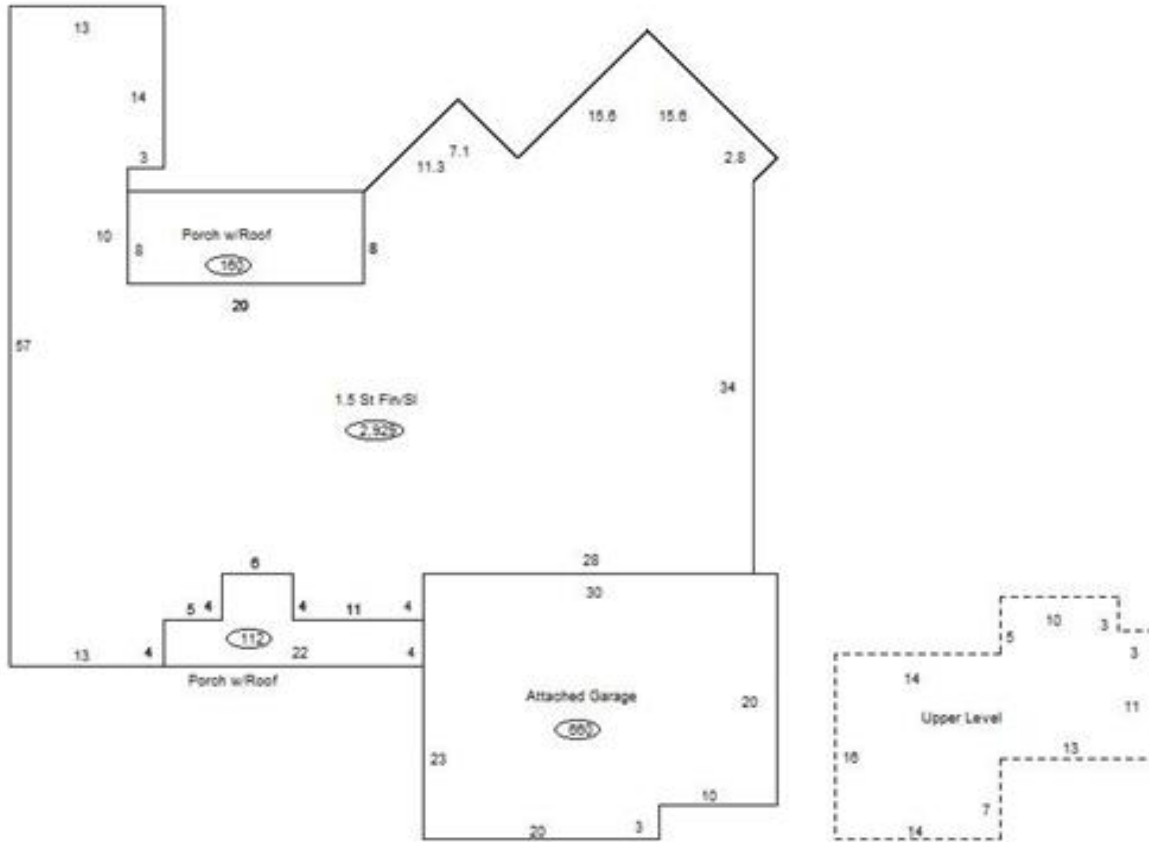
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Sketch Image

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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	2,532	1.157	2,929
2	U	^UL	Overhang	13	Upper Level	397	1.000	397
3	G	1		13	Attached Garage	660	1.000	660
4	M	PRCH		13	SLBC	160	1.000	160
5	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						2,532		2,929



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	Res. Pool House	16x8x0			128
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 128)	3,200		3,200	1,600	1,600
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000		25,000