



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 660099760 Parcel ID 0000000-00-000374-001-0014 Cadastral ID 02-20-14-00540 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329757 GOODMAN, ISAAC J & AMBER G 8751 N 97TH E AVE APT 1110 OWASSO OK 74055-0000 Parcel Location Situs 06342 N EMERSON LOOP Subdivision HIGHLAND POINTE AT STONE CANYON PHASE II Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1041 - R-V01,4-SW OWASSO School District S021 - OWASSO SCHOOLS	 <p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\03102021\IMG_0015.JPG 3/10/2021</p>																				
Legal Description Lat/Long: 36.24508357 -95.78519287 LOT 14 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II	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>R20 000016</td> <td>R22- NEW POOL</td> <td>04/2020</td> <td>03/2021</td> <td>68,000</td> </tr> <tr> <td>R20 000053</td> <td>R22- NEW 4154 SQ FT SFR</td> <td>02/2020</td> <td>03/2021</td> <td>550,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R20 000016	R22- NEW POOL	04/2020	03/2021	68,000	R20 000053	R22- NEW 4154 SQ FT SFR	02/2020	03/2021	550,000					
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>12/23/2019</td> <td>95,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	C.A.B.O. DEVELOPMENT COMPANY LI	12/23/2019	95,000	YES
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/23/2019	95,000	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2020	Land Value	175,000	175,000	11%	19,250	Assessed	91,706	8,983.52
Year Frozen		Improvements	658,692	658,692		72,456	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	833,692	833,692		91,706	Total Taxable	91,706	8,984.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099760	GOODMAN, ISAAC J &	3	805,188	0	88,571	8,676.00	
2024	2024-660099760	GOODMAN, ISAAC J &	3	844,884	0	86,934	8,352.00	
2023	2023-660099760	GOODMAN, ISAAC J &	3	752,680	0	82,795	7,759.00	
2022	2022-660099760	GOODMAN, ISAAC J &	3	723,042	0	79,535	7,792.00	
2021	2021-660099760	GOODMAN, ISAAC J &	3	95,000	0	10,450	1,011.00	
2020	2020-660099760	GOODMAN, ISAAC J &	3	95,000	0	10,450	1,009.00	
2019	2019-660099760	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	98.00	
2018	2018-660099760	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	95.00	
2017	2017-660099760	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	96.00	



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Lot Data		Square-Foot - NBHD 1041 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8438	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE	0
	GATED	0
Method	Square-Foot	
Base Lot Value	36,757.00 x 4.35 = 159,893	
Factor Value		
Adjustments	1.0945	
Lot Value	175,000	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Stucco 25% Veneer, Stone
Base/Total Area	3,088 / 4,174
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,088
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,000 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	781,219	187.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	935,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.63	Total Misc Impr	+ 35,066
Roofing Adj	+ 4.70	Garage Cost	+ 64,420
Subfloor Adj	+ -3.22	Total RCN	= 661,849
Heat/Cool Adj	+ 18.45	Depreciation (4%)	- 26,474
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 635,375
Adj Base Cost	= 134.73	Lot Value	+ 175,000
Total Area	x 4,174	Indicated Value	= 810,375
Adjusted Cost	= 562,363	Value Per SqFt	194.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	635,375		
Lot Value	175,000		
Indicated Value	810,375	194.15	Per SqFt
Agland Value			
Site Improvements	23,317		
Total Value	833,692	199.73	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
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	SLAB PORCH - COVERED	149598	508		508	35.20		17,882
PRCH	SLAB PORCH - COVERED	149599	11x7		77	37.07		2,854
PATO	SLAB PORCH - OPEN	149600	20x7		140	15.54		2,176
PATO	SLAB PORCH - OPEN	149601	15x12		180	15.02		2,704
PATO	Patio - Open	173526	13x6		78	16.05		1,252



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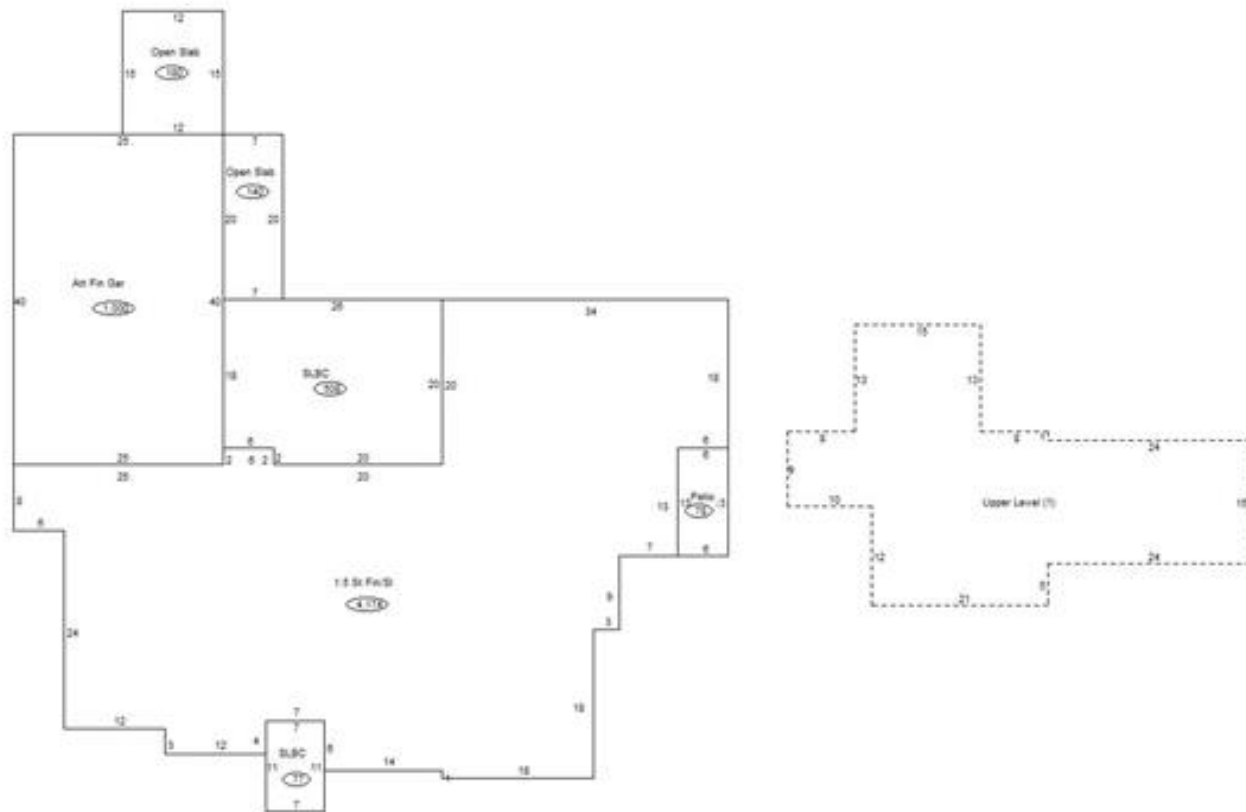
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Sketch Image

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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	3,088	1.352	4,174
2	G	5		13	Att Fin Gar	1,000	1.000	1,000
3	M	PRCH		13	SLBC	508	1.000	508
4	M	PRCH		13	SLBC	77	1.000	77
5	M	PATO		13	Open Slab	140	1.000	140
6	M	PATO		13	Open Slab	180	1.000	180
7	U	^UL		13	Upper Level (1)	1,086	1.000	1,086
8	M	PATO		13	Patio	78	1.000	78
Total Building Area						3,088		4,174



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	16x30x0	Concrete		480
	Qual	4	Cond 4	Year 2021	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (57.15 x 480)	27,432	27,432	4,115	23,317