



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:44:46
 Page 1

Assessment Data					Primary Image																																																	
Account 660000345 Parcel ID 000000-00-0-00738-007-0007 Cadastral ID 01-20-15-06020 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRIS Name ID 338851 MKAHAH PROPERTIES LLC 6922 N 197TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 09236 E CHERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0007 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																						
Legal Description Lot/Long: 36.24555642 -95.66690532					Building Permits																																																	
LOT 7 BLOCK 7 SHEPHERD VALLEY					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	A&A ACQUISITIONS LLC	06/29/2022	0	4																																													
					/	HENDREN, MICHAEL R & KENDRA	06/29/2022	0	4																																													
					/	PALMER, RICHARD N	02/10/2022	136,000	10																																													
					1976/626	HENSLEY, BRIAN P	08/28/2008	115,000	YES																																													
					1177/786	SMITH, KAREN G RUSSELL	05/25/1999	98,500	Yes																																													
					831/151			8,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 36,364</td> <td>29,597</td> <td>11%</td> <td>3,256</td> <td>Assessed</td> <td>17,602</td> <td>1,832.93</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 135,913</td> <td>130,414</td> <td> </td> <td>14,346</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 172,277</td> <td>160,011</td> <td> </td> <td>17,602</td> <td>Total Taxable</td> <td>17,602</td> <td>1,833.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value 36,364	29,597	11%	3,256	Assessed	17,602	1,832.93	Year Frozen	0	Improvements 135,913	130,414		14,346	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 172,277	160,011		17,602	Total Taxable	17,602	1,833.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000345	MKAHAH PROPERTIES LLC	80	163,334	0	16,763	1,746.00																																															
2024	2024-660000345	MKAHAH PROPERTIES LLC	80	173,446	0	15,965	1,530.00																																															
2023	2023-660000345	MKAHAH PROPERTIES LLC	80	138,225	0	15,205	1,436.00																																															
2022	2022-660000345	MKAHAH PROPERTIES LLC	80	132,602	0	14,586	1,402.00																																															
2021	2021-660000345	PALMER, RICHARD N	80	130,872	0	14,396	1,347.00																																															
2020	2020-660000345	PALMER, RICHARD N	80	126,470	0	13,882	1,302.00																																															
2019	2019-660000345	PALMER, RICHARD N	80	120,187	0	13,221	1,259.00																																															
2018	2018-660000345	PALMER, RICHARD N	80	123,734	0	13,611	1,297.00																																															
2017	2017-660000345	PALMER, RICHARD N	80	122,678	0	13,495	1,289.00																																															
2016	2016-660000345	PALMER, RICHARD N	80	119,475	0	13,142	1,259.00																																															
2015	2015-660000345	PALMER, RICHARD N	80	117,641	0	12,941	1,249.00																																															
2014	2014-660000345	PALMER, RICHARD N	80	126,024	0	13,459	1,230.00																																															
2013	2013-660000345	PALMER, RICHARD N	80	119,140	0	12,818	1,214.00																																															



Rogers

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Date 04/17/2026
Time 16:44:47
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4652 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,264.00 x 1.70 = 34,449 Factor Value Adjustments 1.0556 Lot Value 36,364		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,426 / 1,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,345	116.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	189,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.52	Total Misc Impr	+ 12,422				
Roofing Adj	+ 4.58	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.20	Total RCN	= 208,086				
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 74,911				
Plumbing Adj	+ 9.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,175				
Adj Base Cost	= 126.24	Lot Value	+ 36,364				
Total Area	x 1,426	Indicated Value	= 169,539				
Adjusted Cost	= 180,018	Value Per SqFt	118.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,175		
Lot Value	36,364		
Indicated Value	169,539	118.89	Per SqFt
Agland Value			
Site Improvements	2,738		
Total Value	172,277	120.81	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	1186		239	239	23.44	5,602
PATO	SLAB PORCH - OPEN	1187	14x12		168	10.26	1,724



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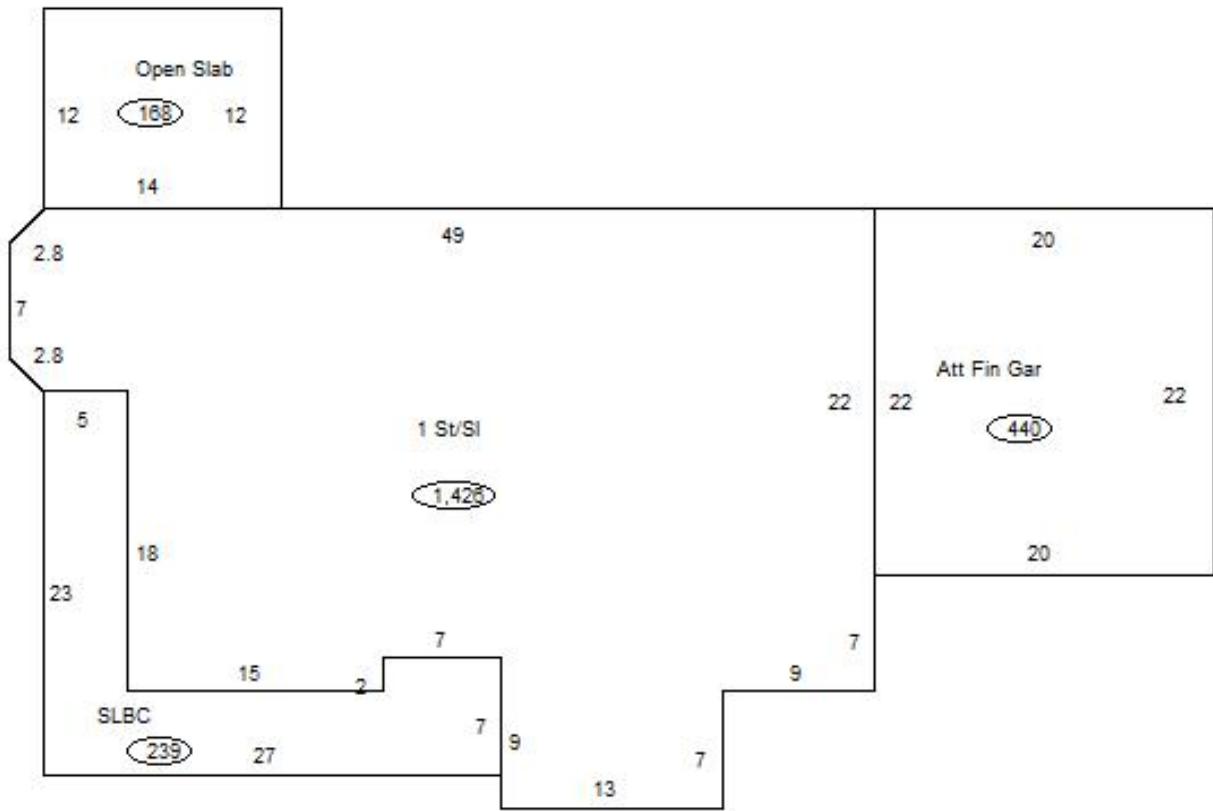
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 Time 16:44:47
 Page 3

Sketch Image

660000345



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,426	1.000	1,426
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	239	1.000	239
4	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,426		1,426



Rogers


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Page 4

660000345

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x20x8	Plank	Composition Shingle	280
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (18.11 x 280)		5,071		5,071 2,333		2,738