



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 660001380 Parcel ID 21N14E-02-3-00000-000-0000 Cadastral ID 02-21-14-01100 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323806 MURR, JAMES D & CANDICE A-TRUST 18529 E RED FOX TRAIL OWASSO OK 74055-0000 Parcel Location Situs 16351 E 116TH ST N Subdivision Lot/Block / Parcel Size 9.58 - Acres Sec/Twn/Rng 2 / 21 / 14 / 3 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.32380807 -95.78917305										Building Permits																																												
Legal Description W/2 W/2 SE/4 SW/4 LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ON BOOK 1686-909 DESC AS FOLLOWS: BEG SW/C THEREOF; TH N01-25-28W 52.27'; TH N88-41-02E 331.28'; TH S01-26-27E 57.03'; TH S89-30-20W 331.34' TO POB.					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2691/873	HIGHFILL PROPERTIES LLC	02/07/2018	345,000	YES																																													
					2679/286	DAKE PROPERTIES INC	12/07/2017	0	15																																													
					2679/103	JOHNSON, TIMMY L &	07/13/2016	200,000	10																																													
					2202/381	SECURITY BANK	10/19/2011	554,500	YES																																													
					2100/336	EGAN REAL ESTATE LLC	05/04/2010	0	10																																													
					1850/558	OAKLEY GROUP INC	02/28/2007	2,400,000	YES																																													
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 170,578</td> <td>170,578</td> <td>11%</td> <td>18,764</td> <td>Assessed</td> <td>25,299</td> <td>2,745.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 239,791</td> <td>59,403</td> <td></td> <td>6,535</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 410,369</td> <td>229,981</td> <td></td> <td>25,299</td> <td>Total Taxable</td> <td>25,299</td> <td>2,746.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2019	Land Value 170,578	170,578	11%	18,764	Assessed	25,299	2,745.90	Year Frozen	0	Improvements 239,791	59,403		6,535	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 410,369	229,981		25,299	Total Taxable	25,299	2,746.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001380	MURR, JAMES D & CANDICE A-TRUST	7	408,502	0	24,094	2,615.00																																															
2024	2024-660001380	MURR, JAMES D & CANDICE A-TRUST	7	219,776	0	22,946	2,532.00																																															
2023	2023-660001380	MURR, JAMES D & CANDICE A-TRUST	7	198,667	0	21,854	2,360.00																																															
2022	2022-660001380	MURR, JAMES D & CANDICE A-TRUST	7	206,915	0	22,761	2,555.00																																															
2021	2021-660001380	MURR, JAMES D & CANDICE A-TRUST	7	387,668	0	42,644	4,734.00																																															
2020	2020-660001380	MURR, JAMES D & CANDICE A-TRUST	7	387,468	0	42,622	4,726.00																																															
2019	2019-660001380	MURR, JAMES D & CANDICE A-TRUST	7	387,468	0	42,622	4,729.00																																															
2018	2018-660001380	MURR, JAMES D & CANDICE A-TRUST	7	440,284	0	48,432	5,200.00																																															
2017	2017-660001380	JOHNSON, TIMMY L &	7	584,651	0	64,312	6,967.00																																															
2016	2016-660001380	JOHNSON, TIMMY L &	7	581,826	0	64,001	6,940.00																																															
2015	2015-660001380	JOHNSON, TIMMY L &	7	631,682	0	67,259	7,338.00																																															
2014	2014-660001380	JOHNSON, TIMMY L &	7	631,682	0	64,056	7,046.00																																															
2013	2013-660001380	JOHNSON, TIMMY L &	7	554,594	0	61,006	6,586.00																																															



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	7.65		
Non-Ag Acres	9.464		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	412,241.00 x .41 = 170,578		
Factor Value	0		
Adjustments			
Lot Value	170,578		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999659
Total Building Area	5,000	Image Date	5/23/2022
Total Base Value	311,200	Name	IMG_0014.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	311,200		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	217,840		
Economic Depreciation			
RCNLD (All Sources)	217,840		
Depreciated Improvements			
Outbuilding Value	21,951		
Total Improvement Value	239,791		
Land Value	170,578		
Cost Approach Value	410,369		
			82.07/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	21,951
Miscellaneous Income		Land Value	170,578
Effective Gross Income (EGI)		Total Appraised Value	410,369
Total Expenses			82.07/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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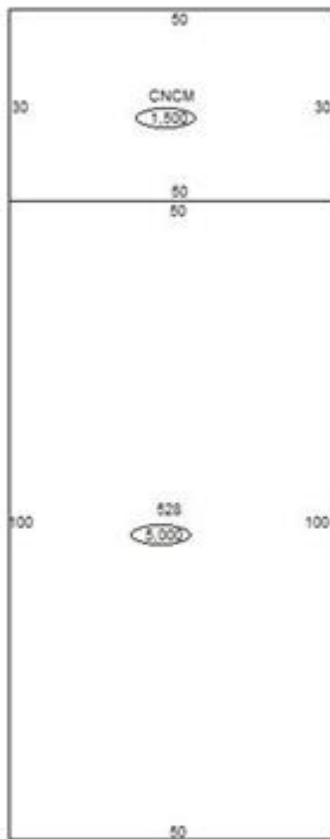
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		25	528	5,000	1.000	5,000
2	O	CNCM		25	CNCM	1,500	1.000	1,500
Total Building Area						5,000		5,000



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Account 660001380
Parcel ID 21N14E-02-3-00000-000-0000
Cadastral ID 02-21-14-01100

Tax Area Code 7
Property Class RC
Owners Name MURR, JAMES D & CANDICE A-TRUST

Building Data

Building ID 3469
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,000
Average Perimeter
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2005
Effective Age 11
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0014.JPG
Image Date 5/23/2022
Image Name IMG_0014.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 50.32
Wall Cost 0.00
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 62.24
Total Area 5,000
Base RCN 311,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 311,200
Physical Depreciation 30%
Functional Depreciation
Total Depreciation 30% (93,360)
Total RCNLD 217,840
Lump Sums
Total Building Value 217,840 \$ 43.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SF PAINTED MTL SIGN 4*10	0x0x0			2,120
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 2,120)				2,120	318	1,802
PAVA		PAVING - ASPHALT	40x20x0			800
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.25 x 800)				4,200		4,200
CNCM		Canopy	0x0x0			1,500
	Qual	Cond	Year	Eff Age		
	0	0	0	0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.38 x 1,500)				45,570	29,621	15,949
Total Site Improvement Value						21,951