



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003729 <b>Parcel ID</b> 000000-00-0-00630-001-0036 <b>Cadastral ID</b> 05-21-15-03950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 332130 SHERMAN, JOSHUA RYAN & AMANDA VOHJESUS  5836 E HUNTER LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05836 HUNTER LN <b>Subdivision</b> QUAIL CREEK AMENDED <b>Lot/Block</b> 0036 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>03/30/2022 13:11</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0080. 3/31/2022</p>														
<b>Legal Description</b> Lot/Long: 36.32329920 -95.72482511																			
LOT 36 BLOCK 1 QUAIL CREEK AMENDED					<b>Building Permits</b> <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>6186</td> <td>STORAGE BLDG</td> <td>01/2000</td> <td>07/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6186	STORAGE BLDG	01/2000	07/2001	
Number	Description	Opened	Closed	Amount															
6186	STORAGE BLDG	01/2000	07/2001																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	VOHJESUS, TONY JR	09/23/2020	250,000	WB										
					2639/358	VOHJESUS, TONY E	06/07/2017	0	WB										
					2463/558	VOHJESUS, TONY EUGENE & SHERR	03/09/2012	0	4										
					1038/876	SIDWELL, KENNETH N &	09/06/1996	95,000	No										
					965/854	BEHNKE, DONNA LYNN &	08/18/1994	93,000	No										
					952/593	SELLER	03/21/1994	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
<b>Remove Cap</b>	0	<b>Land Value</b>	49,772	47,784	11%	5,256	<b>Assessed</b>	26,110	2,833.93										
<b>Year Frozen</b>	0	<b>Improvements</b>	194,848	189,576		20,854	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	244,620	237,360		26,110	<b>Total Taxable</b>	26,110	2,834.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003729	SHERMAN, JOSHUA RYAN &			7	230,321	0	24,866	2,699.00										
2024	2024-660003729	SHERMAN, JOSHUA RYAN &			7	239,655	0	23,683	2,613.00										
2023	2023-660003729	SHERMAN, JOSHUA RYAN &			7	205,042	0	22,555	2,436.00										
2022	2022-660003729	SHERMAN, JOSHUA RYAN &			7	207,103	0	21,929	2,461.00										
2021	2021-660003729	SHERMAN, JOSHUA RYAN &			7	197,276	0	20,885	2,318.00										
2020	2020-660003729	SHERMAN, JOSHUA RYAN &			7	180,937	0	19,890	2,205.00										
2019	2019-660003729	VOHJESUS, TONY JR			7	172,210	0	18,943	2,102.00										
2018	2018-660003729	VOHJESUS, TONY JR			7	178,830	0	19,671	2,112.00										
2017	2017-660003729	VOHJESUS, TONY JR			7	176,812	0	19,449	2,107.00										
2016	2016-660003729	VOHJESUS, TONY E			7	172,957	0	19,025	2,063.00										
2015	2015-660003729	VOHJESUS, TONY E			7	169,353	0	18,629	2,033.00										
2014	2014-660003729	VOHJESUS, TONY EUGENE & SHERRY LYNN			7	174,343	0	19,130	2,104.00										
2013	2013-660003729	VOHJESUS, TONY EUGENE &			7	165,632	0	18,220	1,967.00										



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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0221 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,524.00 x 1.12 = 49,772 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 49,772		
\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0080. 3/31/2022		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,582 / 1,582
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1994 / 24

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	105.74	<b>Total Misc Impr</b>	+ 6,684
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 13,282
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 228,331
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 32%)</b>	- 73,066
<b>Plumbing Adj</b>	+ 8.89	<b>Lump Sums</b>	+ 1,879
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 157,144
<b>Adj Base Cost</b>	= 131.71	<b>Lot Value</b>	+ 49,772
<b>Total Area</b>	x 1,582	<b>Indicated Value</b>	= 206,916
<b>Adjusted Cost</b>	= 208,365	<b>Value Per SqFt</b>	130.79

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	218,875	138.35	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	320,370		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	157,144		
<b>Lot Value</b>	49,772		
<b>Indicated Value</b>	206,916	130.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	37,704		
<b>Total Value</b>	244,620	154.63	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	9191		66	66	24.06		1,588
WODO	WOOD DECK - OPEN	9192	39x10		390	16.06	70%	1,879



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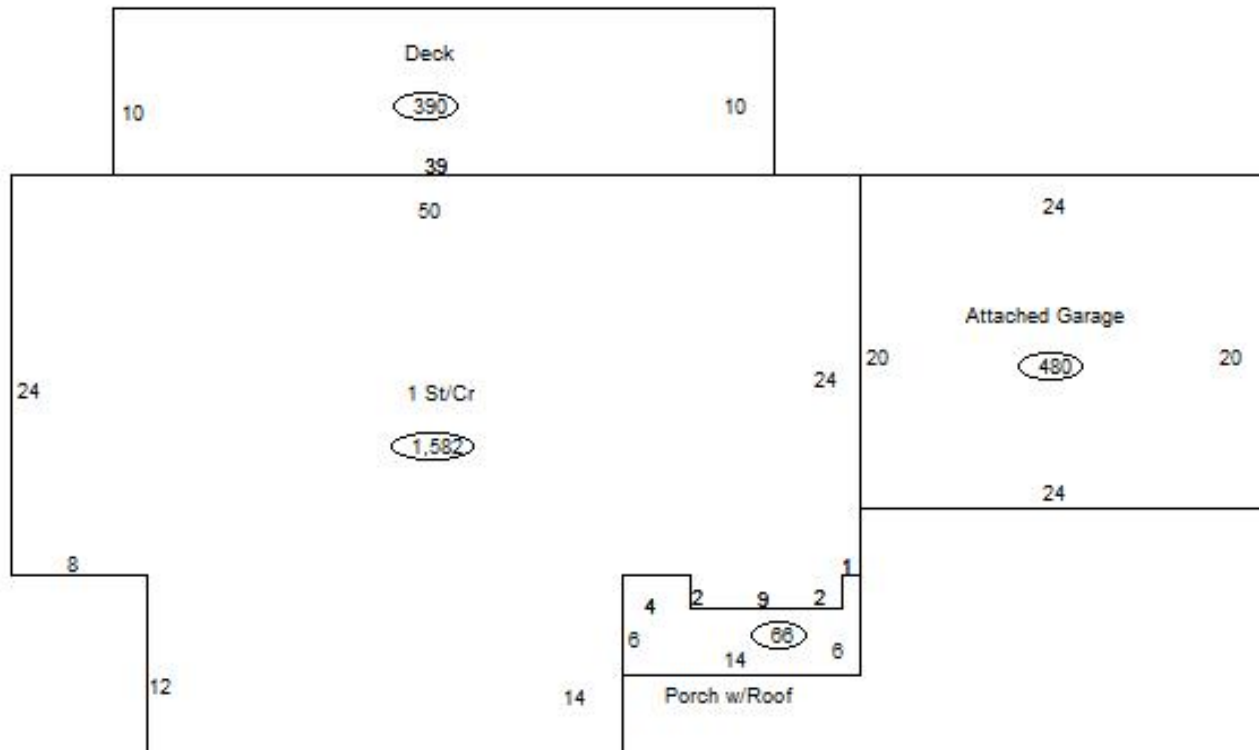
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,582	1.000	1,582
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	66	1.000	66
4	M	WODO		13	WODO	390	1.000	390
<b>Total Building Area</b>						<b>1,582</b>		<b>1,582</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,440
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (30.22 x 1,440) 43,517		<b>Modifier Total</b>	<b>RCN</b> 43,517	<b>Depr (15% Phys/ % Func)</b> 6,528	<b>RCNLD</b> 36,989
	LT	LEAN-TO	6x48x0			288
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 288) 841		<b>Modifier Total</b>	<b>RCN</b> 841	<b>Depr (15% Phys/ % Func)</b> 126	<b>RCNLD</b> 715